

1. THE CONTRACTOR SHALL CALL FOR A PRE-CONSTRUCTION MEETING WITH MAINTENANCE SERVICES INSPECTION PRIOR TO MOBILIZATION.
2. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (811) TWO DAYS PRIOR TO ANY EXCAVATION.
- ~~3. ALL GRADING SHALL BE ACCOMPLISHED BY SEPARATE GRADING PLAN AND PERMIT, OBTAINED FROM PUBLIC WORKS DEPARTMENT.~~
4. HOURS OF OPERATION ARE 8:00AM TO 4:00PM – MONDAY THROUGH FRIDAY, FOR ALL PARK CONSTRUCTION.
5. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK IN THE PUBLIC RIGHT-OF-WAY.
6. REPAIR OR REPLACE ALL DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER IN THE FIELD.
7. ALL SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A QUALIFIED REGISTERED CIVIL ENGINEER OR A LICENSED SURVEYOR AT THE DIRECTION OF THE CITY ENGINEER.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURE ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS WORK.

GENERAL NOTES

1. ALL LMD AREAS ARE TO BE MAINTAINED BY THE CONTRACTOR/DEVELOPER FOR A MINIMUM OF 120 DAYS. CONTRACTOR SHALL REQUEST A WALK-THROUGH EVERY 30 DAYS BY THE CITY MAINTENANCE SERVICES DEPARTMENT. A MINIMUM OF FOUR (4) WALK-THROUGHS SHALL BE COMPLETED AT 30 DAY INTERVALS PRIOR TO CITY ACCEPTANCE.
2. ALL AREAS MUST BE CONTINUALLY MAINTAINED IN A HEALTHY, WEED FREE, AND VIGOROUS CONDITION.
- ~~3. ALL HYDROSEED MUST BE 100% GERMINATED AND FILLED IN PRIOR TO ACCEPTANCE. SATISFACTORY HYDROSEED GERMINATION AND ESTABLISHMENT SHALL BE DETERMINED BY THE CITY.~~
4. ALL PLANT REPLACEMENT SHALL BE ESTABLISHED A MINIMUM OF 120 DAYS PRIOR TO PROJECT ACCEPTANCE.
5. A PUNCH LIST WILL BE DEVELOPED BY THE CITY DURING EACH 30 DAY WALK-THROUGH TO NOTE DEFICIENCIES. EACH PUNCHLIST SHALL BE COMPLETED IN ITS ENTIRETY PRIOR TO SUBSEQUENT WALK-THROUGHS. FAILURE TO COMPLETE PUNCHLIST ITEMS WITHIN THE 30 DAY PERIOD WILL CORRESPONDINGLY EXTEND MAINTENANCE PERIOD. CONTRACTOR MUST NOTIFY THE CITY UPON PUNCHLIST COMPLETION FOR A WALK-THROUGH.

MAINTENANCE NOTES

THE DEVELOPER/CONTRACTOR SHALL CONTACT THE MAINTENANCE SERVICES DEPARTMENT'S INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO INSPECT THE FOLLOWING:

1. PRE JOB CONFERENCE WITH CITY APPROVED PLANS AT THE WORKSITE.
2. CONTRACTOR MUST ATTEND A TRAINING SESSION BY RAINBIRD ON INSTALLATION OF BUBBLER ASSEMBLY.
- ~~3. COMPLETION OF ROUGH GRADE AND IDENTIFICATION OF ALL PROPERTY LINES.~~
- ~~4. LAYOUT OF HARDSCAPE FORMS PRIOR TO POUR.~~
5. WEED ABATEMENT.
6. IRRIGATION INSTALLATION AT THE FOLLOWING POINTS:
 - A. METER AND CONTROLLER PEDESTAL LOCATION
 - B. PIPE TRENCHING AND INSTALLATION
 - C. SLEEVE LOCATIONS
 - D. MAINLINE INSTALLATION WITH PRESSURE TEST AT 150 PSI FOR 4 HOURS
 - E. POINT OF CONNECTION TO MAIN
 - F. BACKFLOW PREVENTION DEVICE INSTALLATION PRIOR TO BACKFILL
 - G. CONTROL VALVE INSTALLATION
 - H. BUBBLER INSTALLATION PRIOR TO BURYING LATERAL TRENCH
 - I. LATERAL LINE FLUSHING
 - J. BUBBLER FLOW CHECK
7. ROCK REMOVAL AND FINISHED GRADE PREPARATION.
- ~~8. CALSENSE CERTIFICATION AND LOGAL RADIO TESTING.~~
- ~~9. FLOOD TEST OF FINISHED GRADE.~~
10. PLANT LAYOUT.
11. ACCEPTANCE OF PLANT QUALITY AND QUANTITY AT DELIVERY SITE.
12. PLANT INSTALLATION.
13. 30, 60, 90, 120 DAY PLANT MAINTENANCE REVIEW.
14. FINAL INSPECTION.
15. ADDITIONAL INSPECTIONS WILL BE REQUIRED TO COMPLY WITH VARIOUS DEVELOPMENT PERMIT REQUIRED BY THE CITY OF CORONA. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY AGENCY.
 - SEWER, UTILITIES, WALLS, BUILDING, ELECTRICAL – BUILDING AND SAFETY
 - EROSION CONTROL, STREET IMPROVEMENTS, SITE DRAINAGE – PUBLIC WORKS
 - RECYCLED WATER INSPECTION – CITY OF CORONA DEPARTMENT OF WATER AND POWER.

FIELD INSPECTION REQUIREMENTS

1. DIGITAL SCAN OF "AS-BUILT" DRAWINGS WITH VALVE SQUARE FOOTAGE.
2. 11X17 LAMINATED CONTROLLER CHARTS (2 SETS)
- ~~3. BACKFLOW CERTIFICATION~~
4. RECYCLED WATER LETTER OF CERTIFICATION FROM CITY OF CORONA DEPARTMENT OF WATER AND POWER
- ~~5. (2) SETS CALSENSE REMOTE CONTROL UNITS MODEL #RRE-TRAN~~
- ~~6. 6 SETS OF ALL KEYS~~
7. 1YEAR WRITTEN IRRIGATION AND PLANTING GUARANTEE – INCLUDE COMPANY NAME, CONTACT PERSON, TELEPHONE NUMBER AND BUSINESS ADDRESS
- ~~8. CALSENSE CERTIFICATION LETTER THAT INSTALLATION OF CONTROLLER AND HARDWARE HAS BEEN PROPERLY INSTALLED~~
9. TOTAL PLANTING SQUARE FOOTAGE FOR EACH IRRIGATION VALVE ON "AS BUILT" TITLE SHEET
- ~~10. DIGITIZED DXF FILE FOR ENTIRE PROJECT, INCLUDING "AS BUILTS" ON CD ROM.~~
11. EQUIPMENT CATALOGS WITH EQUIPMENT INSTALLED HIGHLIGHTED
- ~~12. PLAY EQUIPMENT MANUFACTURER'S CERTIFICATION OF INSTALLATION AND COMPLIANCE~~
- ~~13. A COMPLETE AUDIT OF THE INSTALLED PLAY EQUIPMENT VERIFYING COMPLIANCE WITH CPSA REQUIREMENTS~~
- ~~14. PROJECT INVENTORY ON CITY PROVIDED FORM~~
15. PHOTO DOCUMENTATION OF PROJECT INSTALLATION

TURNOVER ITEMS

CITY OF CORONA

CFD 2001-1 AREA 2 TURF REMOVAL + LANDSCAPE RENOVATIONS

254 MONTOYA DR.
METER # 62045417

CITY OF CORONA

MAINTENANCE SERVICES DEPARTMENT
755 PUBLIC SAFETY WAY
CORONA, CA 92880
PHONE: (951) 817-5880
CONTACT PERSON: TRACY MARTIN

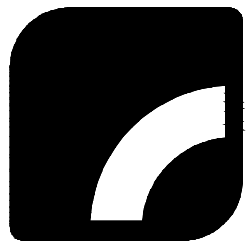
CITY DEPARTMENT

HOLD HARMLESS & INDEMNIFICATION CLAUSE

Contractor agrees that he shall assume sole responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and hold the city and the landscape architect harmless from any and all liability real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner, city or landscape architect.

TOTAL TURF SQUARE FOOTAGE	TOTAL GROUNDCOVER & SHRUB SQUARE FOOTAGE	TOTAL HARDSCAPE SQUARE FOOTAGE	TOTAL ROCKSCAPE SQUARE FOOTAGE	TOTAL WORKSITE SQUARE FOOTAGE AND ACREAGE	TREE COUNT TOTAL
0	12,459	0	0	12,459	0

PLANTING TOTALS



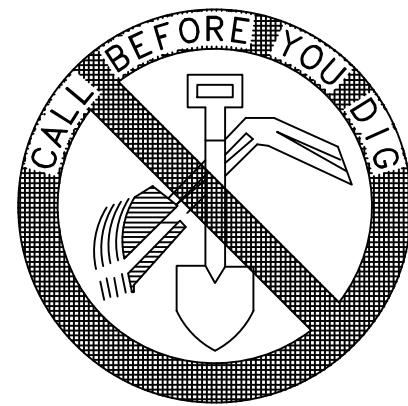
bmla
LANDSCAPE
ARCHITECTURE

310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551



Contact: Shannon Karlson

LANDSCAPE ARCHITECT



DIG ALERT

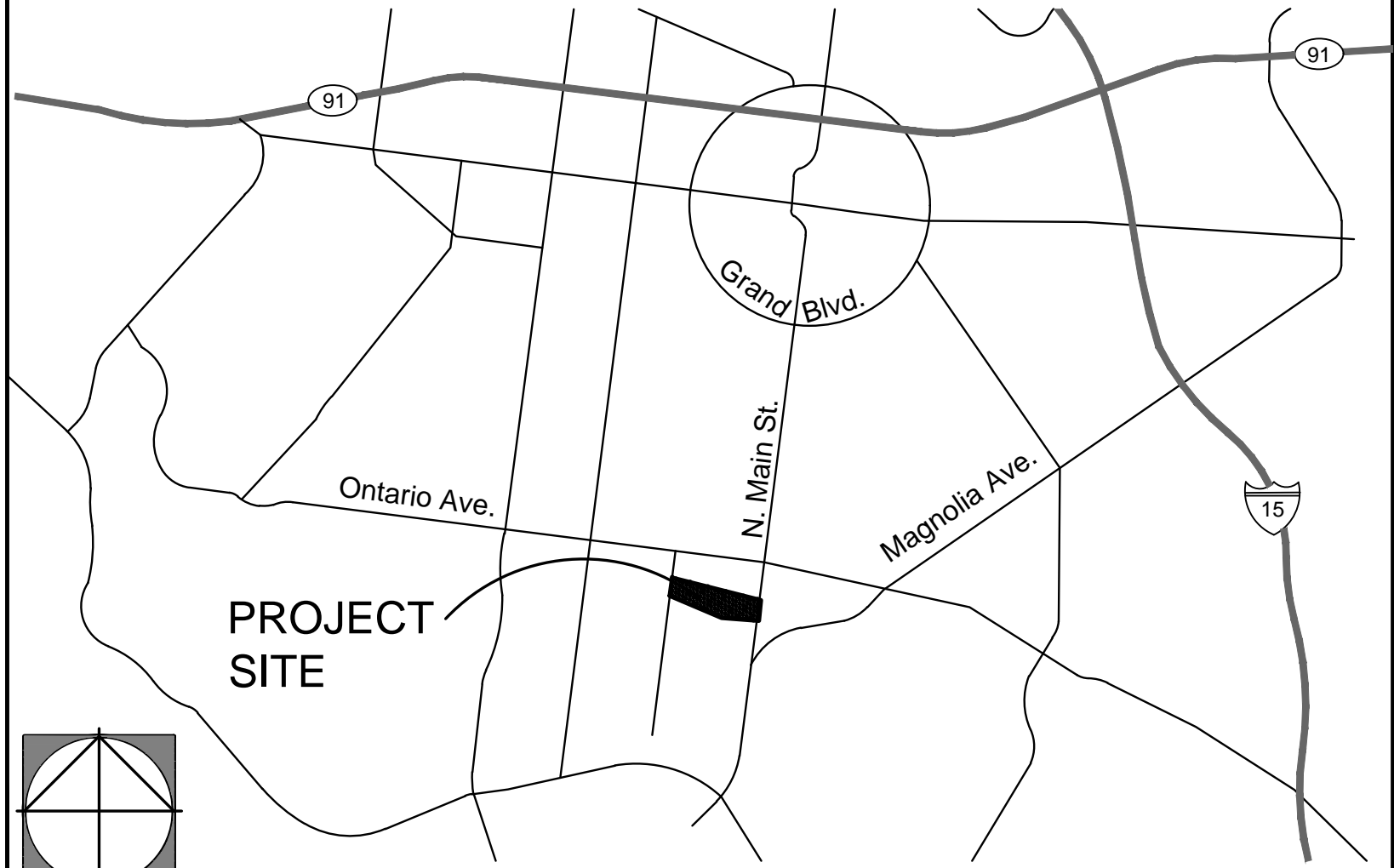
DIAL TOLL FREE
811

AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

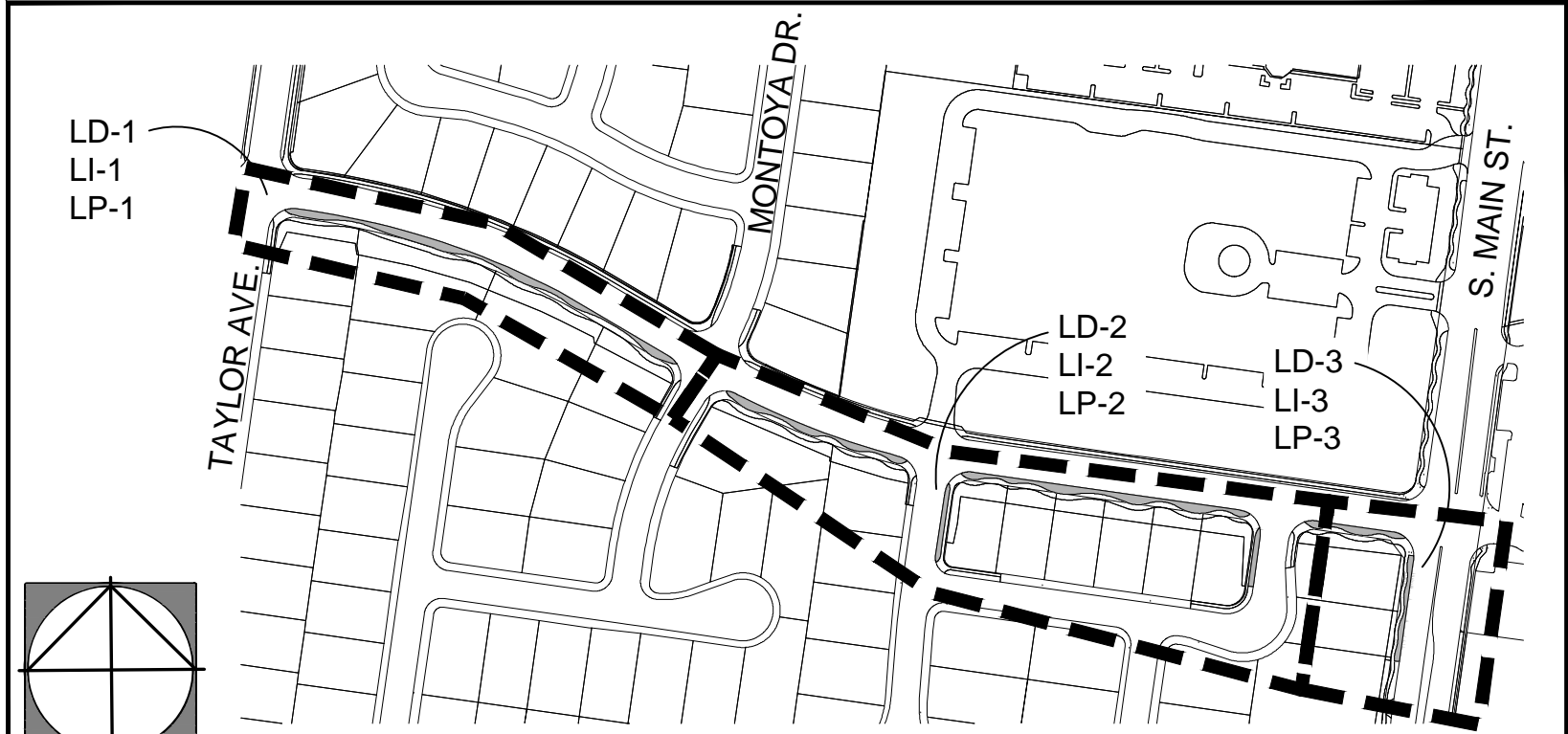
TOTAL CONTROLLERS/ STATIONS	TOTAL REMOTE CONTROL VALVES	TOTAL BACKFLOW PREVENTERS	TOTAL QUICK COUPLERS	TOTAL WATER METERS & ELECTRICAL POINTS OF CONNECTION
EXISTING/0 NEW STATIONS (SPliced)	10 NEW	0 NEW	0 NEW	ALL EXISTING
SQUARE FOOTAGE FOR IRRIGATION VALVE/ STATIONS	ROTARY IRRIGATION HEADS, MODEL#/ MANUFACTURER	SPRAY IRRIGATION HEADS, MODEL #/ MANUFACTURER	FLOW METER SIZE/ NUMBER	WATER METER & SIZE/ ELECTRICAL POC
12,459 SF / 10 VALVES	N/A	0	EXISTING	EXISTING

IRRIGATION COUNTS



NORTH NTS

VICINITY MAP



NORTH NTS

KEY MAP

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	LT-1	TITLE SHEET
2	LN-1	GENERAL NOTES
3	LDT-1	DETAILS
4	LD-1	DEMOLITION PLAN
5	LD-2	DEMOLITION PLAN
6	LD-3	DEMOLITION PLAN
7	LI-1	IRRIGATION PLAN
8	LI-2	IRRIGATION PLAN
9	LI-3	IRRIGATION PLAN
10	LP-1	PLANTING PLAN
11	LP-2	PLANTING PLAN
12	LP-3	PLANTING PLAN

SHEET INDEX



Designed by	Drawn by	Checked by
SS	SS	SLS
PLANS	PREPARED	UNDER SUPERVISION OF
12/15/2017	SHANNON KARLSON	
Date		

Reference Plans for these Improvements	Date	By	REVISIONS	App'd

BENCH MARK

Scale

Engineering

Parks

Shannon P. Karlson 9/20/2018
Nelson Nelson Date
PUBLIC WORKS DIRECTOR

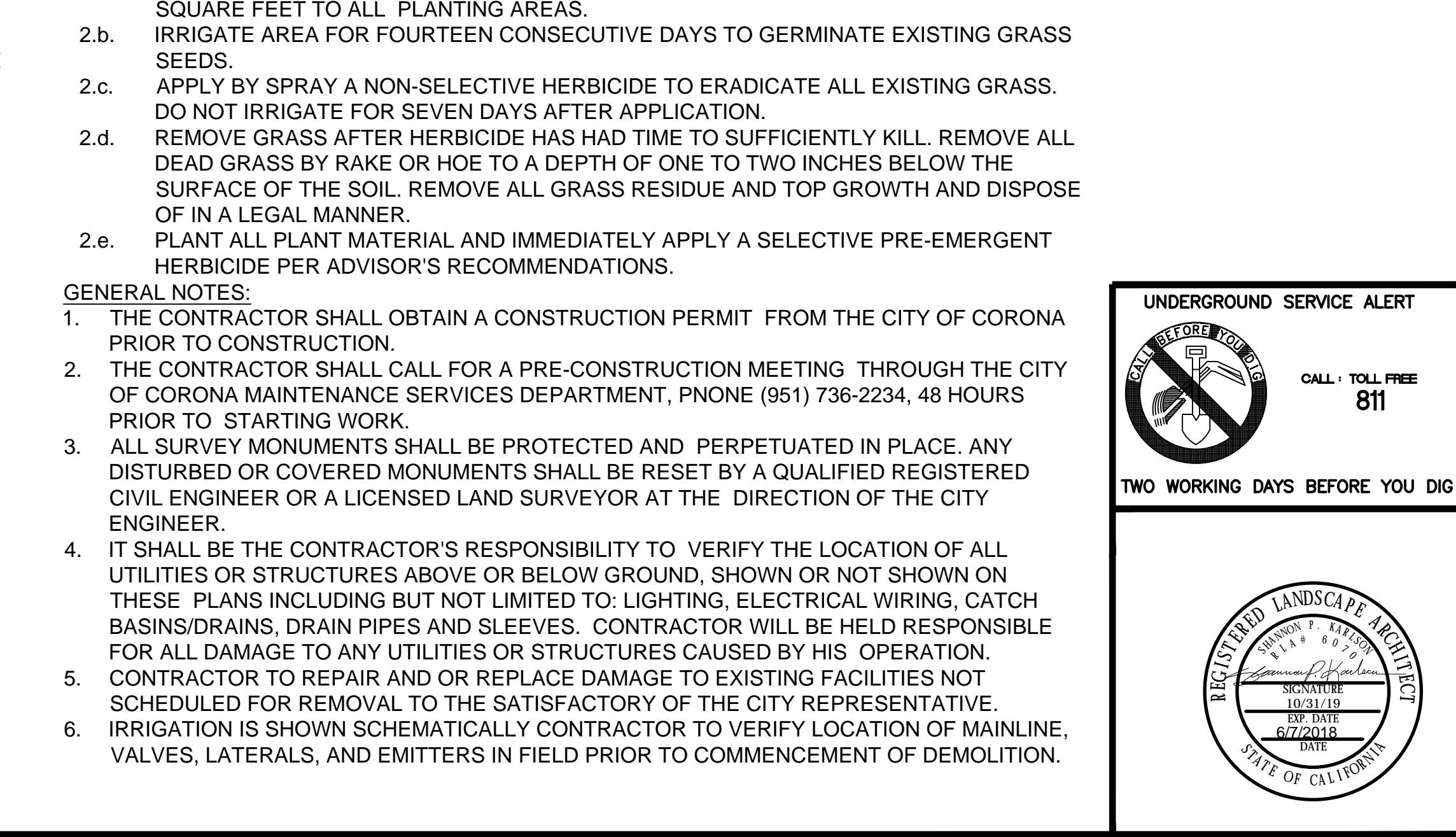
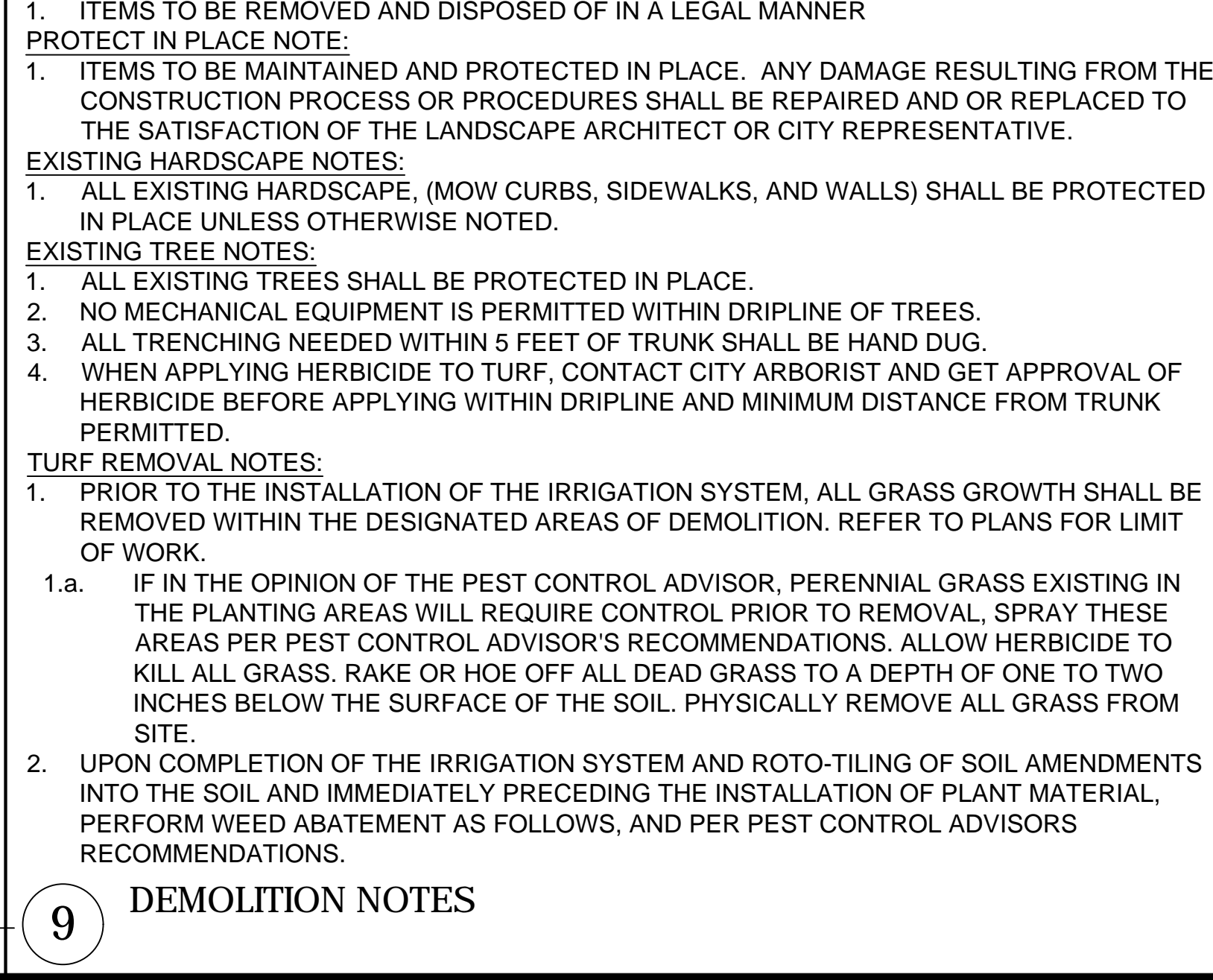
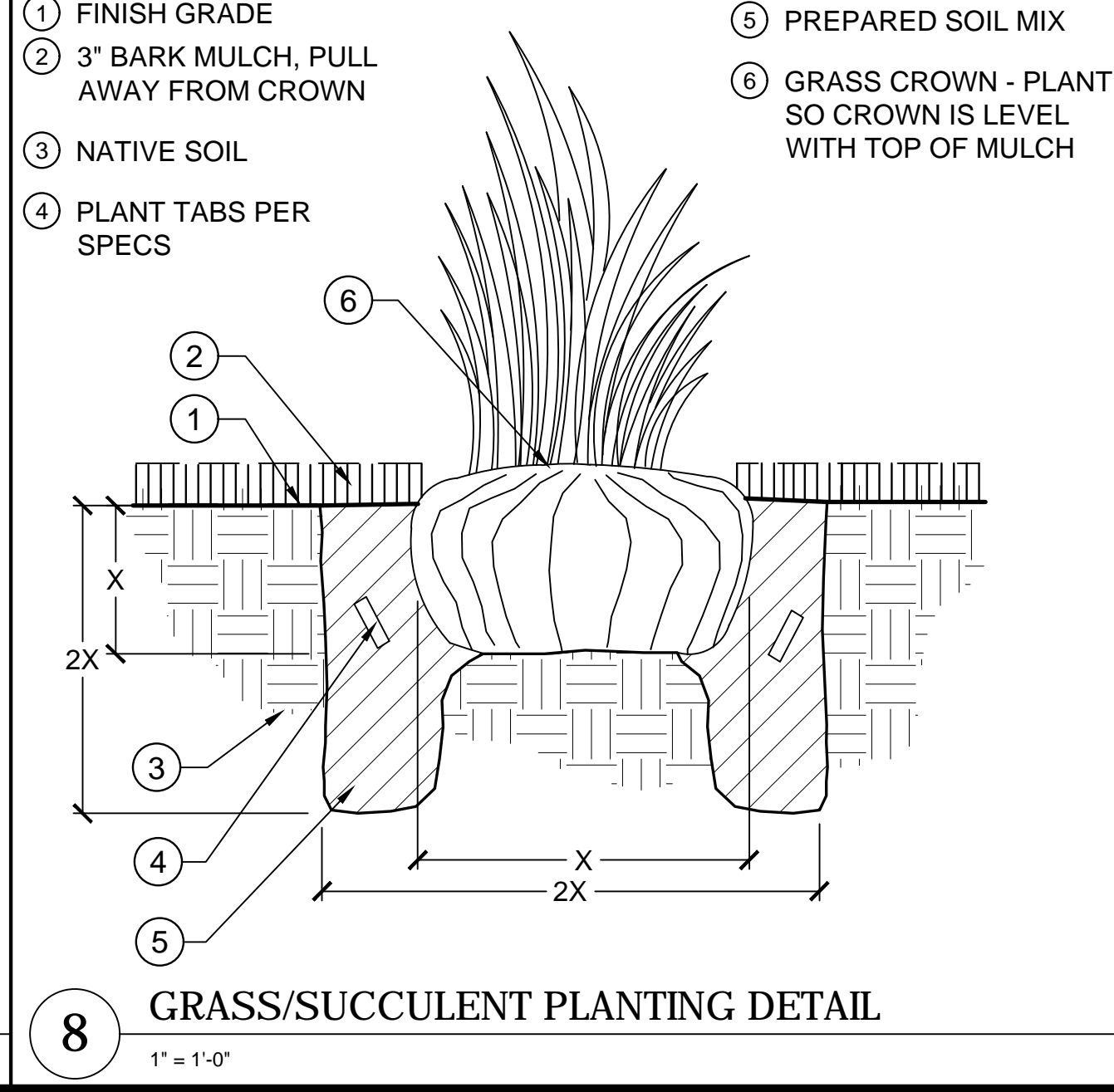
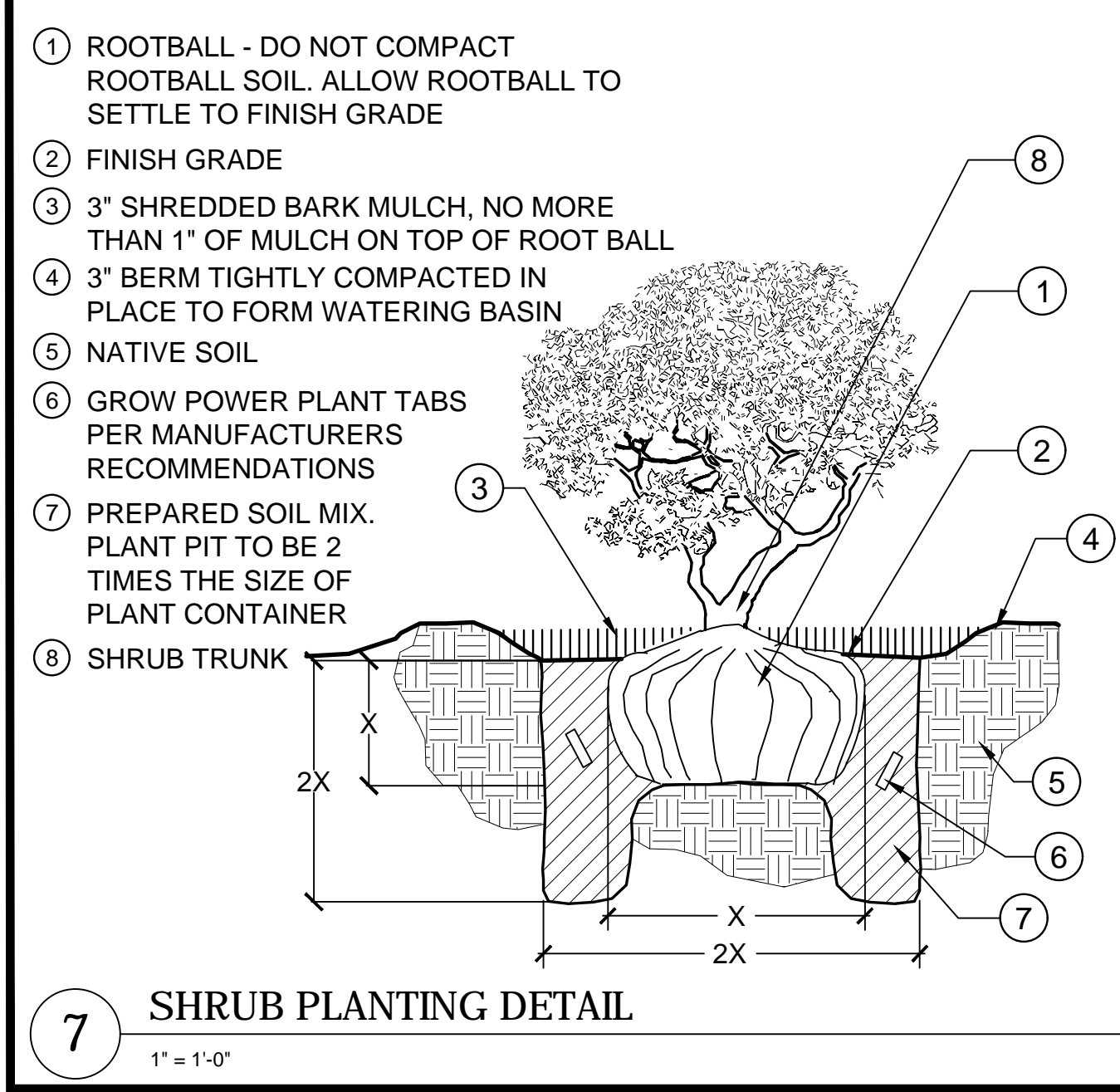
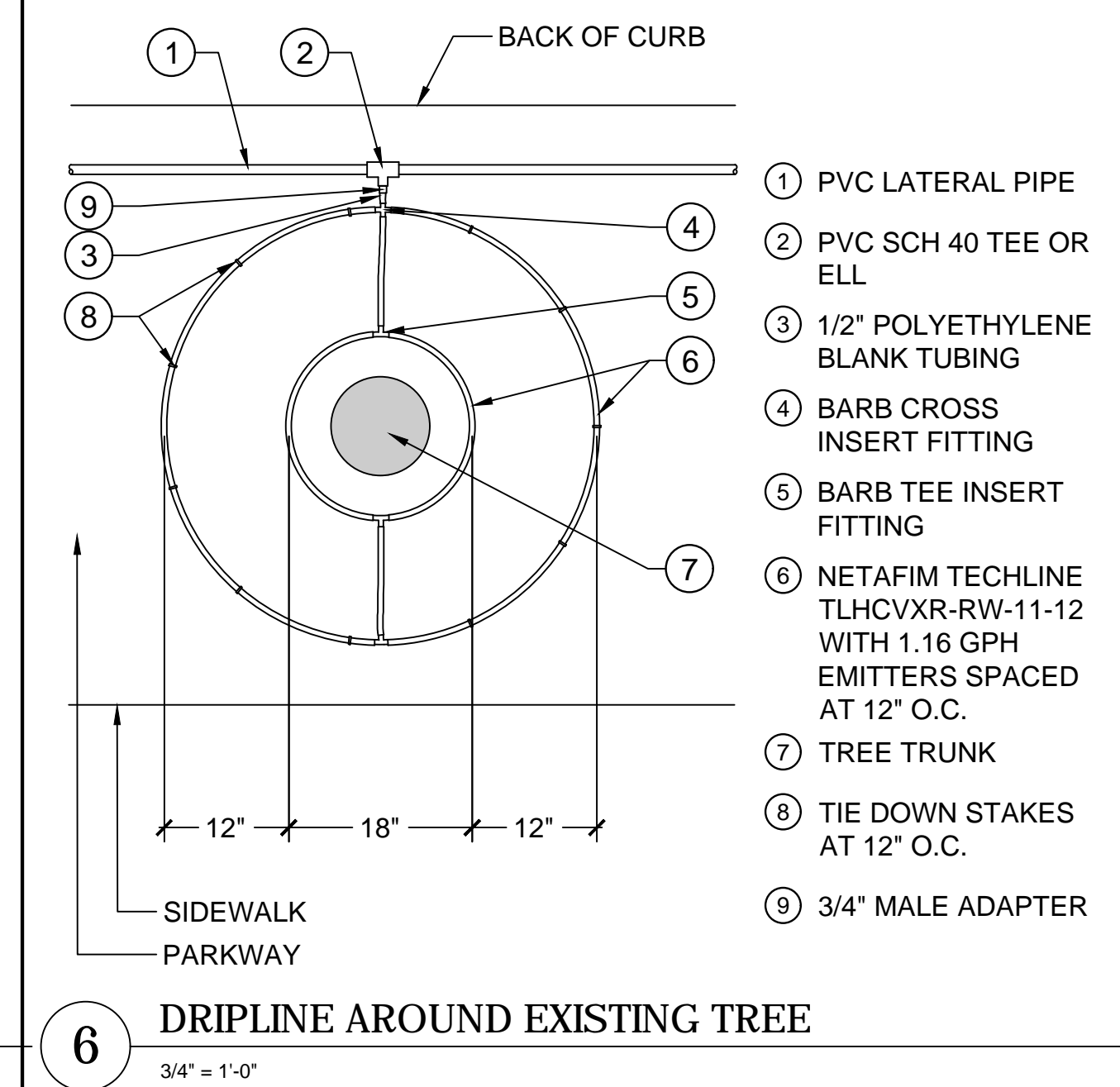
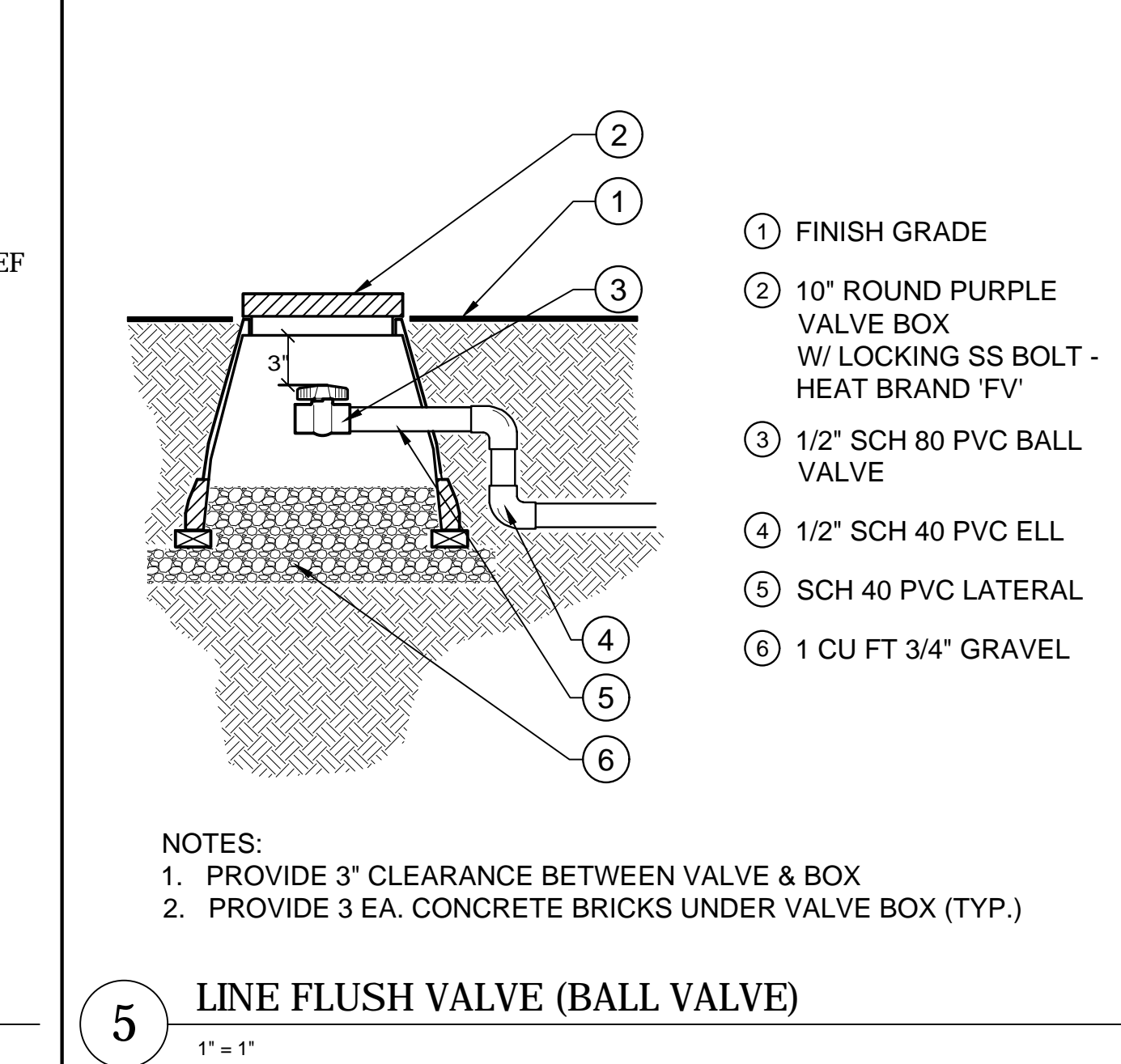
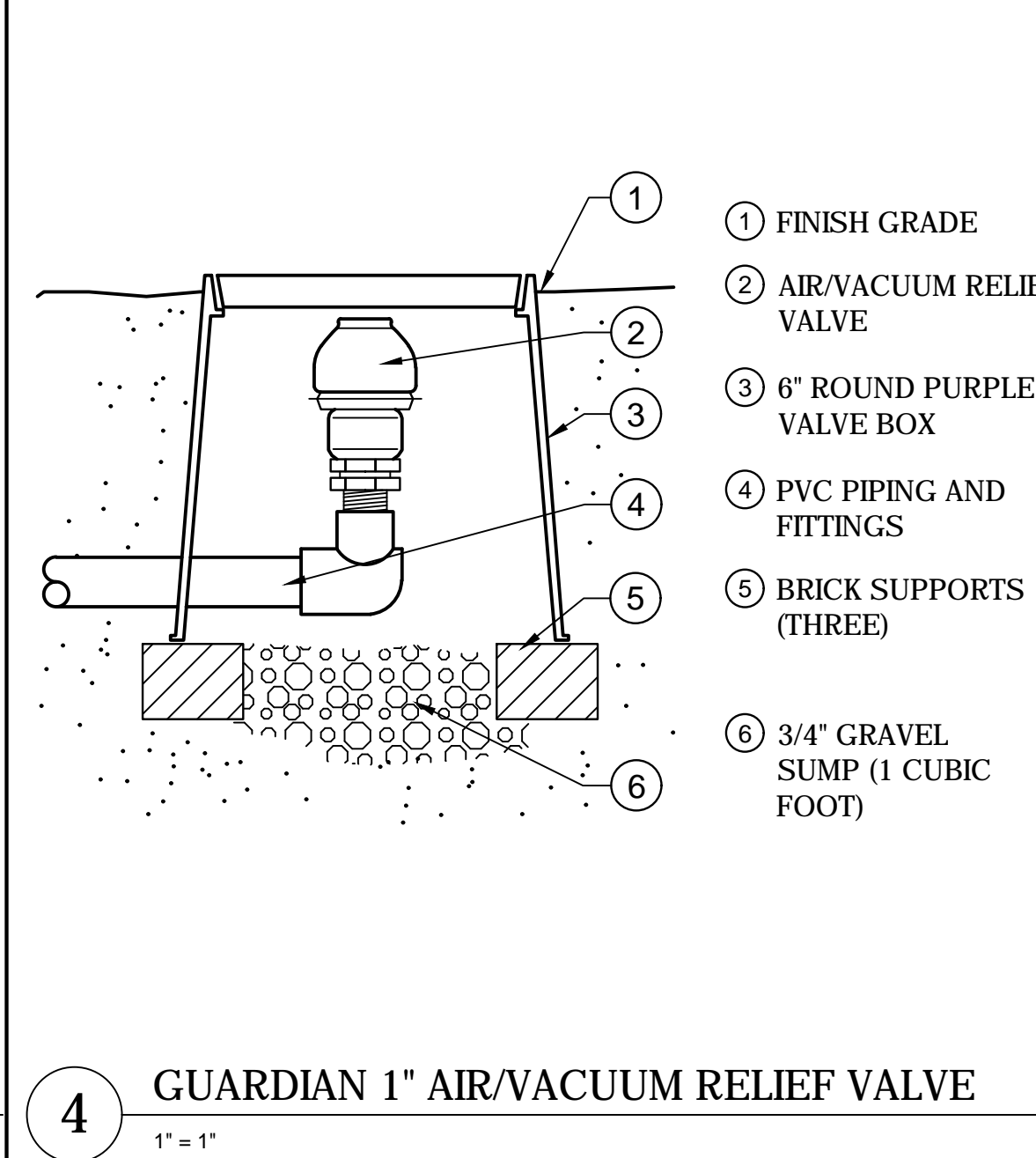
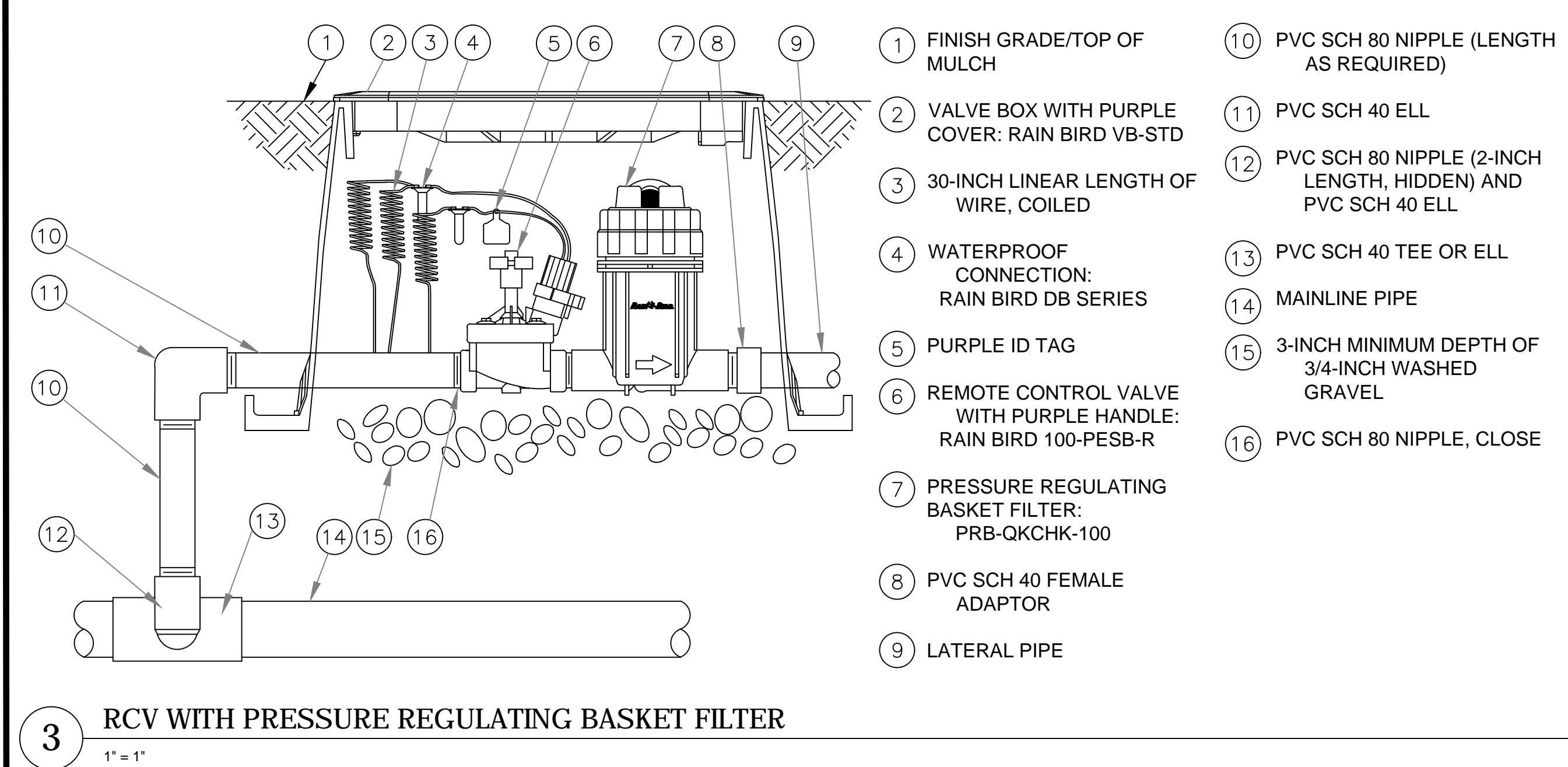
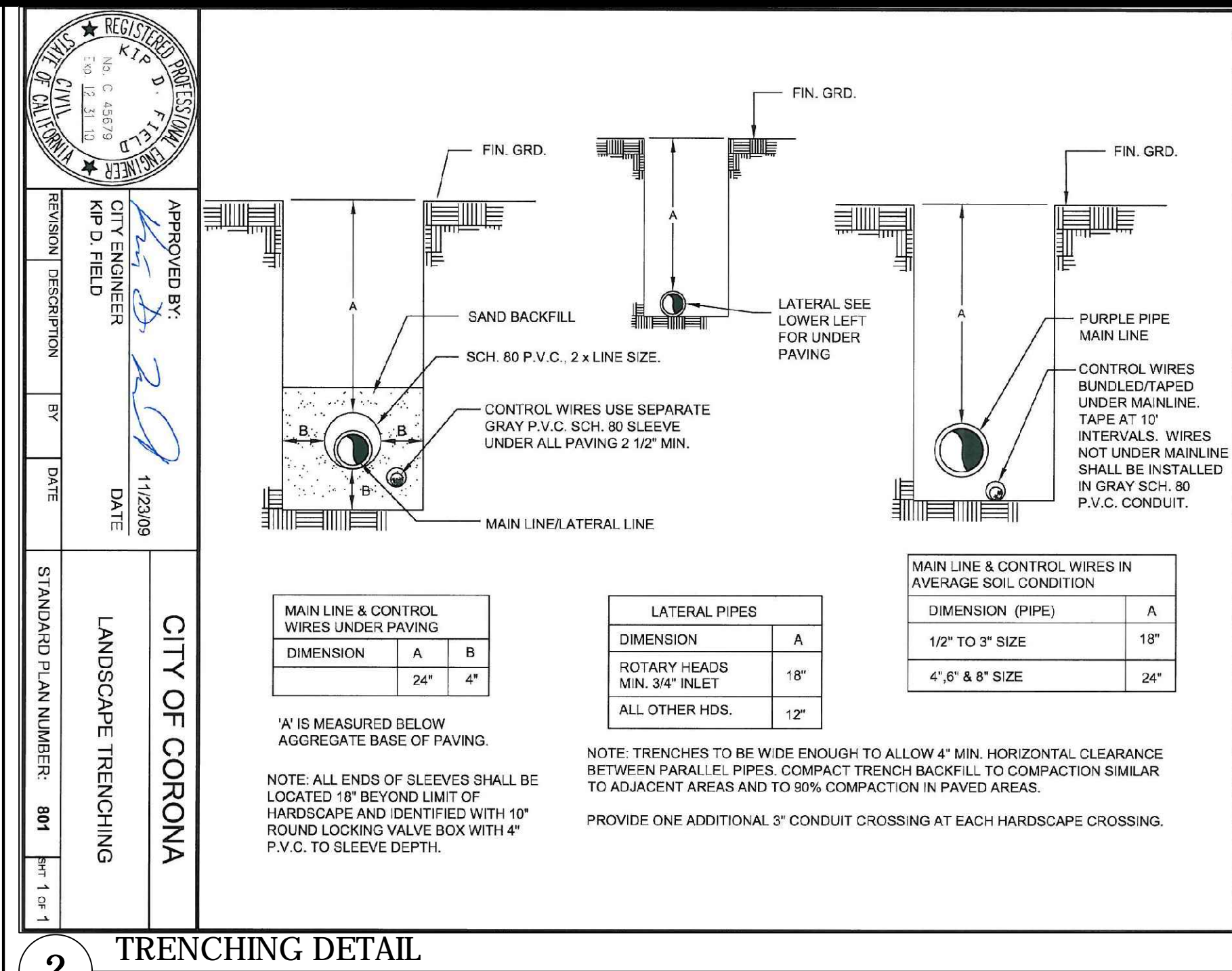
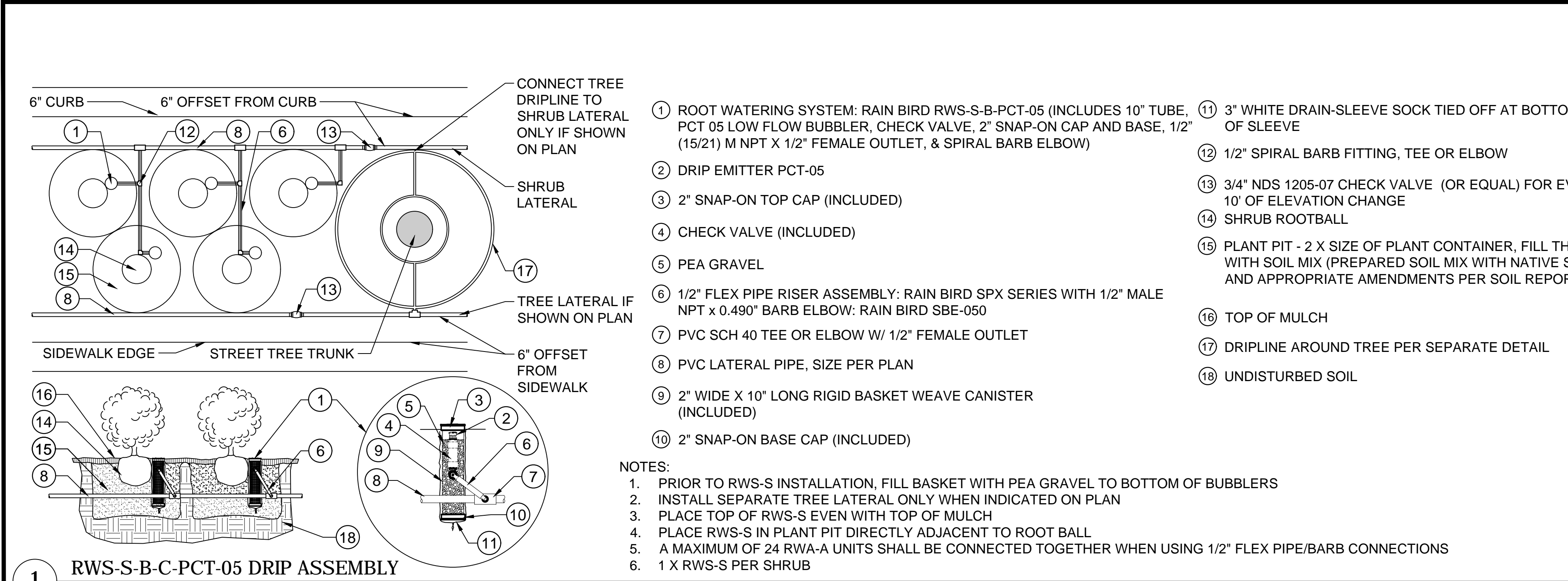
CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

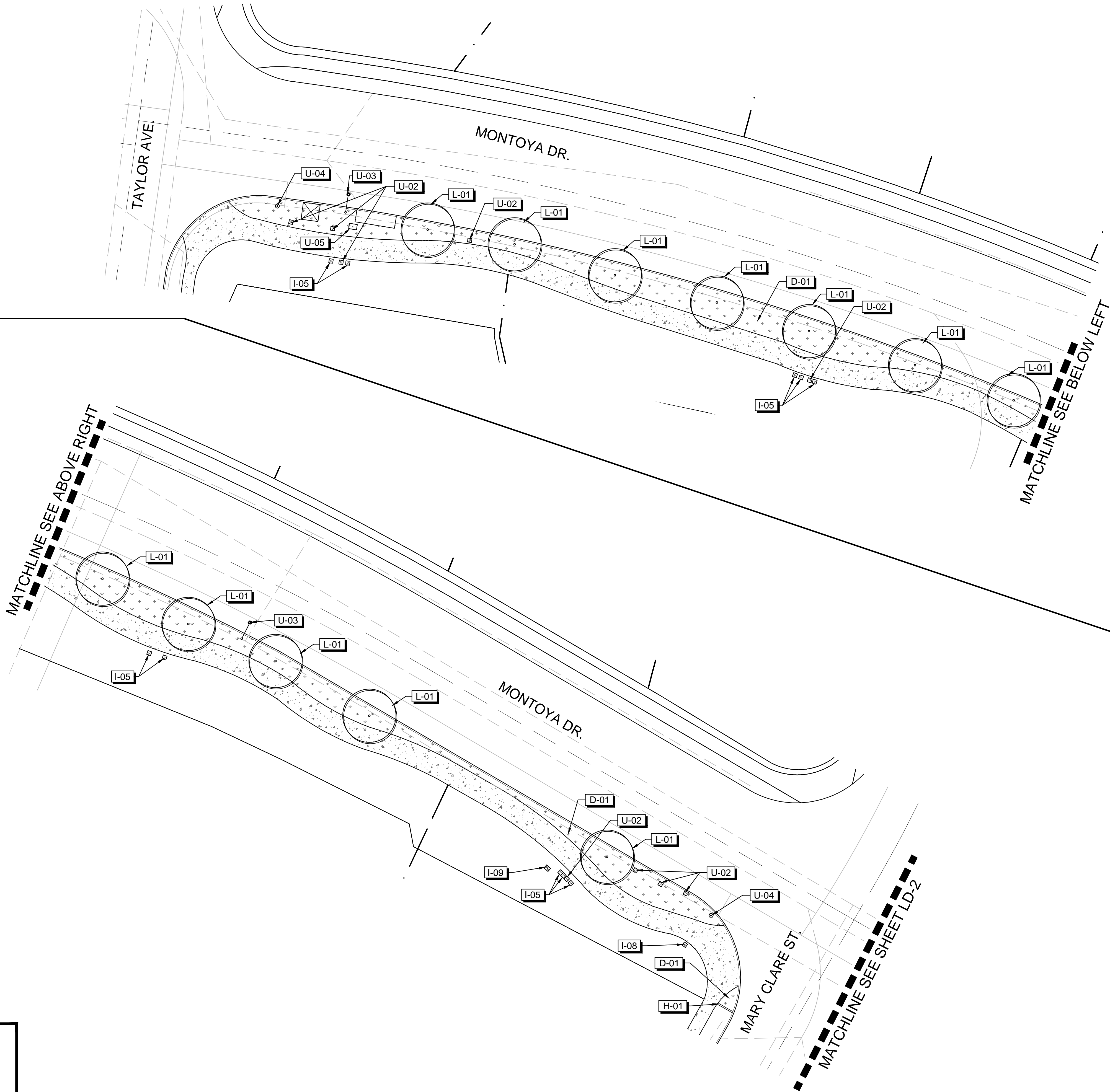
PROJECT: CFD 2001-1 AREA 2
TURF REMOVAL & RENOVATION
SHEET TITLE: TITLE SHEET

Drawing No.

LT-1

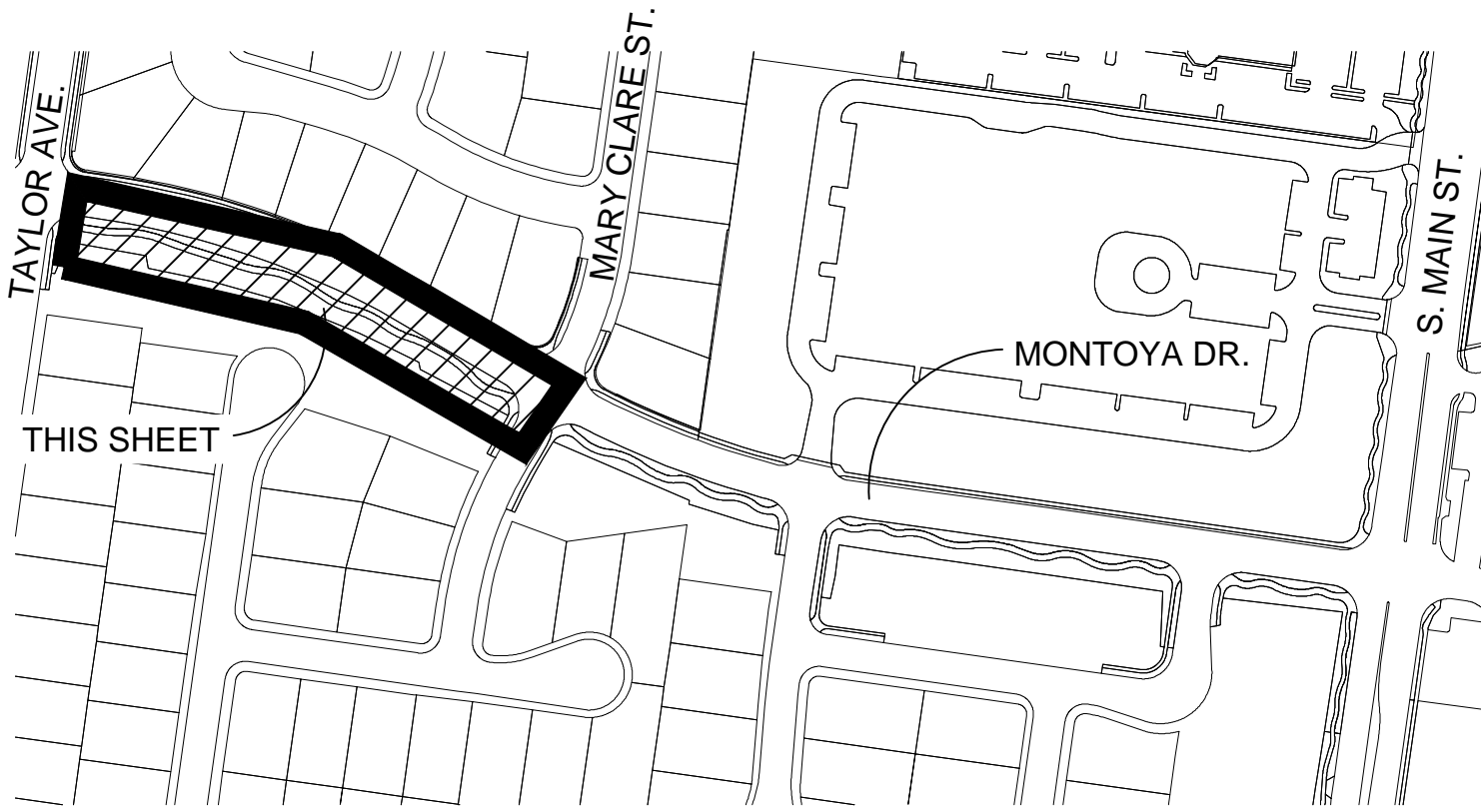
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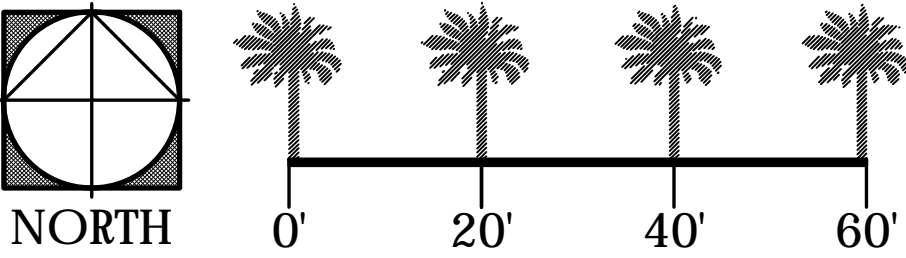


DEMOLITION SCHEDULE		
DEMOLITION		
CODE	DESCRIPTION	QTY
D-01	REMOVE ALL TURF, IRRIGATION HEADS AND LATERAL LINES - PLANT MATERIAL AND BARK MULCH TO BE RECYCLED AS GREEN WASTE. PROTECT MAINLINE, VALVES, AND IRRIGATION WIRES IN PLACE	12,459 SF
D-02	EXISTING TREE STUMP TO BE REMOVED	1
PROTECT IN PLACE		
PROTECT IN PLACE IRRIGATION		
CODE	DESCRIPTION	
I-01	EXISTING WATER METER	
I-02	EXISTING FLOW SENSOR	
I-03	EXISTING MASTER VALVE	
I-04	EXISTING BACKFLOW	
I-05	EXISTING VALVE	
I-06	EXISTING QUICK COUPLER	
I-07	EXISTING CONTROLLER	
I-08	EXISTING BALL VALVE	
I-09	EXISTING PULL BOX	
PROTECT IN PLACE LANDSCAPING		
CODE	DESCRIPTION	
L-01	EXISTING TREE	
PROTECT IN PLACE HARDSCAPE		
CODE	DESCRIPTION	
H-01	EXISTING MOWCURB	
PROTECT IN PLACE UTILITIES		
CODE	DESCRIPTION	
U-01	EXISTING VAULT	
U-02	EXISTING UTILITY	
U-03	EXISTING STREET LIGHT	
U-04	EXISTING HYDRANT	
U-05	EXISTING ELECTRICAL PEDESTAL	
U-06	EXISTING POLE/SIGN	


SEE SHEET LDT-1 FOR DEMOLITION NOTES



KEY MAP



UNDERGROUND SERVICE ALERT



CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG



310 NORTH JOY STREET | CORONA, CA 92619

T: 951.282.1124 | F: 951.287.6561

PROJECT NUMBER: XX

Designed by	Drawn by	Checked by
SS	SS	SLS
PLANS PREPARED UNDER SUPERVISION OF		
12/15/2017 SHANNON KARLSON		
Date		

Reference Plans for these Improvements	Date	By	REVISIONS	App'd

BENCH MARK
Scale

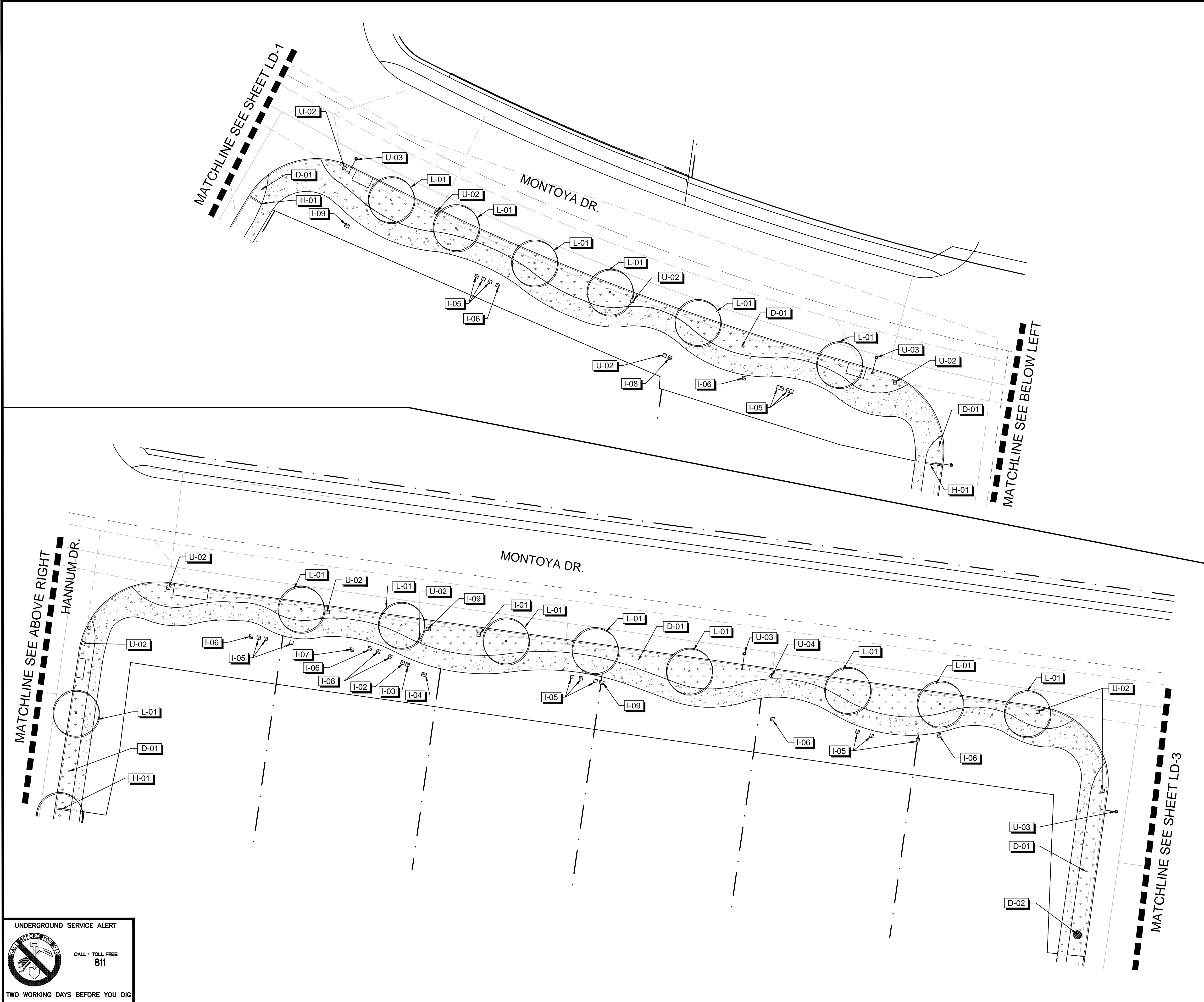
Engineering
Parks

<i>Nelson D. Nelson</i> 9/20/2018
Nelson Nelson Date
PUBLIC WORKS DIRECTOR

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

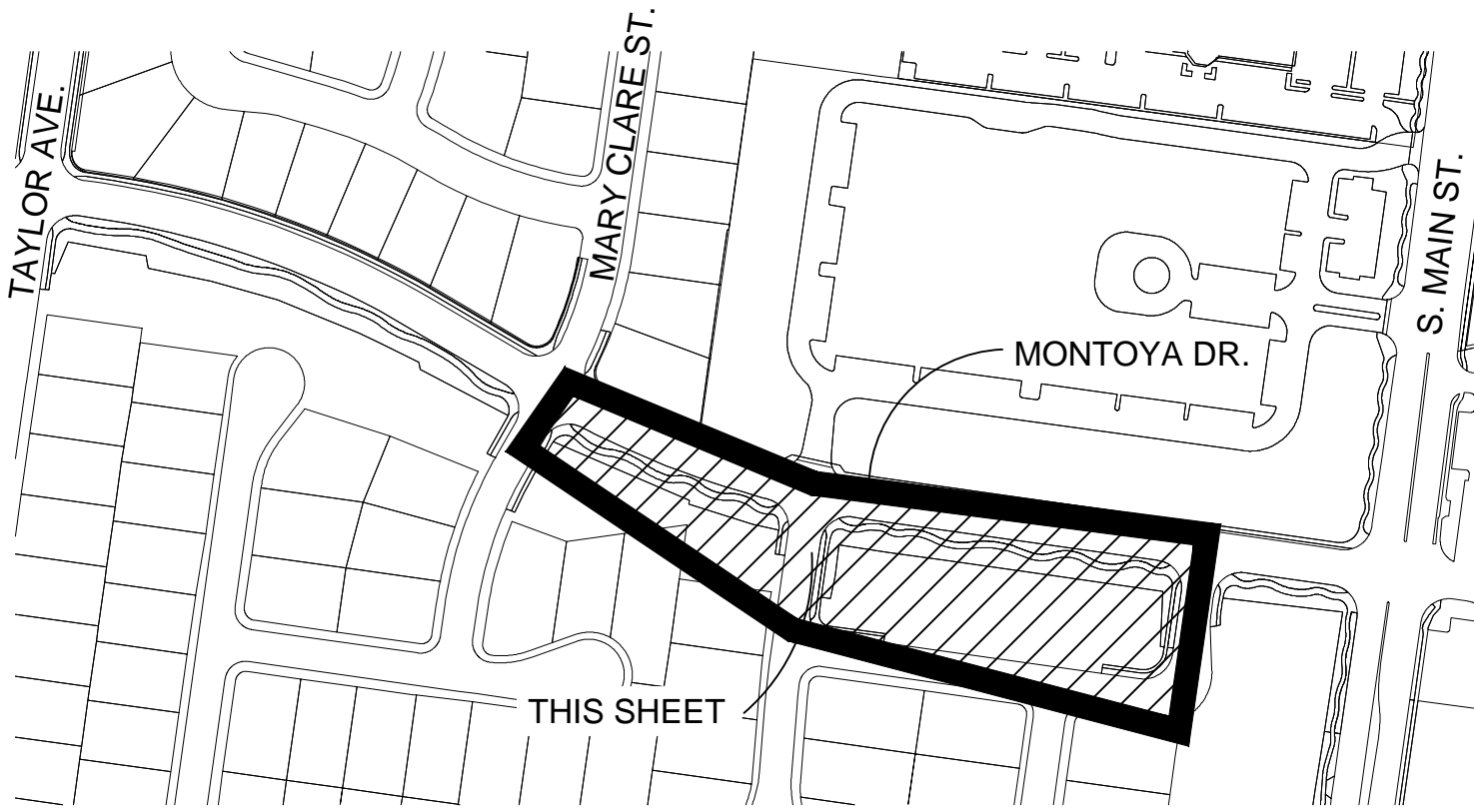
PROJECT: CFD 2001-1 AREA 2
TURF REMOVAL & RENOVATION
SHEET TITLE: DEMOLITION PLAN

Drawing No.
LD-1
Sh 4 of 12

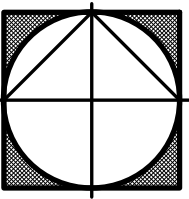


DEMOLITION SCHEDULE		
DEMOLITION		
CODE	DESCRIPTION	QTY
D-01	REMOVE ALL TURF, IRRIGATION HEADS AND LATERAL LINES - PLANT MATERIAL AND BARK MULCH TO BE RECYCLED AS GREEN WASTE. PROTECT MAINLINE, VALVES, AND IRRIGATION WIRES IN PLACE	12,459 SF
D-02	EXISTING TREE STUMP TO BE REMOVED	1
PROTECT IN PLACE		
PROTECT IN PLACE IRRIGATION		
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I-07	EXISTING CONTROLLER	
I-08	EXISTING BALL VALVE	
I-09	EXISTING PULL BOX	
PROTECT IN PLACE LANDSCAPING		
CODE	DESCRIPTION	
L-01	EXISTING TREE	
PROTECT IN PLACE HARDSCAPE		
CODE	DESCRIPTION	
H-01	EXISTING MOWCURB	
PROTECT IN PLACE UTILITIES		
CODE	DESCRIPTION	
U-01	EXISTING VAULT	
U-02	EXISTING UTILITY	
U-03	EXISTING STREET LIGHT	
U-04	EXISTING HYDRANT	
U-05	EXISTING ELECTRICAL PEDESTAL	
U-06	EXISTING POLE/SIGN	

SEE SHEET LDT-1 FOR DEMOLITION NOTES



KEY MAP



NORTH



0'


20'

40'

60'



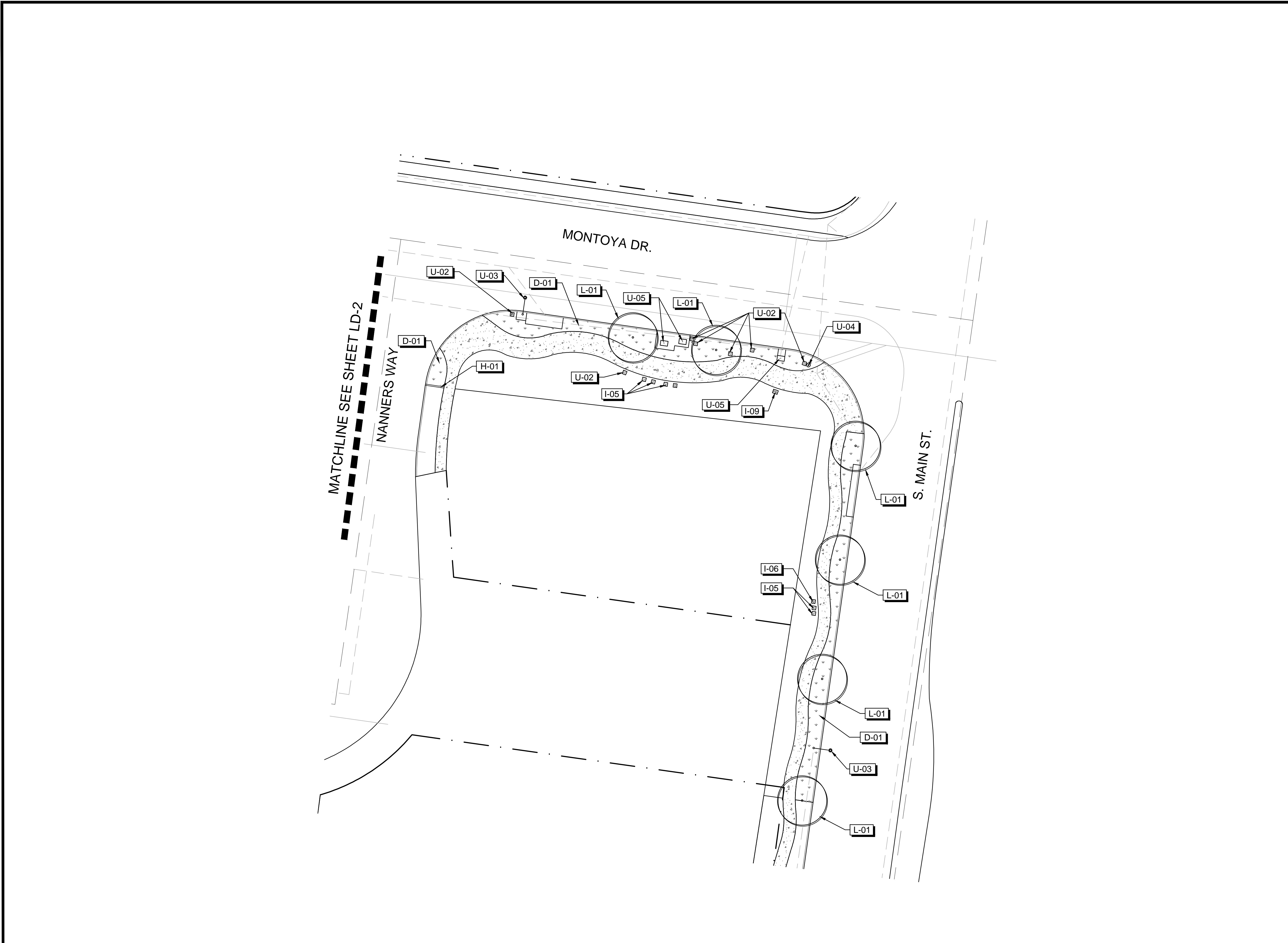
UNDERGROUND SERVICE ALERT



CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

 <div>bmla LANDSCAPE ARCHITECTURE</div> <div>310 NORTH JOY STREET CORONA, CA 92619 T: 951.282.1124 F: 951.287.6561 PROJECT NUMBER: XX</div>	Designed by SS	Drawn by SS	Checked by SLS						BENCH MARK	Engineering _____	<i>Nelson D. Nelson</i> 9/20/2018 Nelson Nelson Date PUBLIC WORKS DIRECTOR		CITY OF CORONA LANDSCAPE MAINTENANCE DISTRICT LANDSCAPE PLANS	PROJECT: CFD 2001-1 AREA 2 TURF REMOVAL & RENOVATION SHEET TITLE: DEMOLITION PLAN	Drawing No. LD-2 Sh 5 of 12
	PLANS PREPARED	UNDER SUPERVISION	OF						Scale	Parks _____					
	12/15/2017	SHANNON KARLSON			Reference Plans for these Improvements	Date	By	REVISIONS	App'd						



DEMOLITION SCHEDULE		
DEMOLITION		
CODE	DESCRIPTION	QTY
D-01	REMOVE ALL TURF, IRRIGATION HEADS AND LATERAL LINES - PLANT MATERIAL AND BARK MULCH TO BE RECYCLED AS GREEN WASTE. PROTECT MAINLINE, VALVES, AND IRRIGATION WIRES IN PLACE	12,459 SF
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PROTECT IN PLACE

PROTECT IN PLACE IRRIGATION

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I-07	EXISTING CONTROLLER
I-08	EXISTING BALL VALVE
I-09	EXISTING PULL BOX

PROTECT IN PLACE LANDSCAPING

CODE	DESCRIPTION
L-01	EXISTING TREE

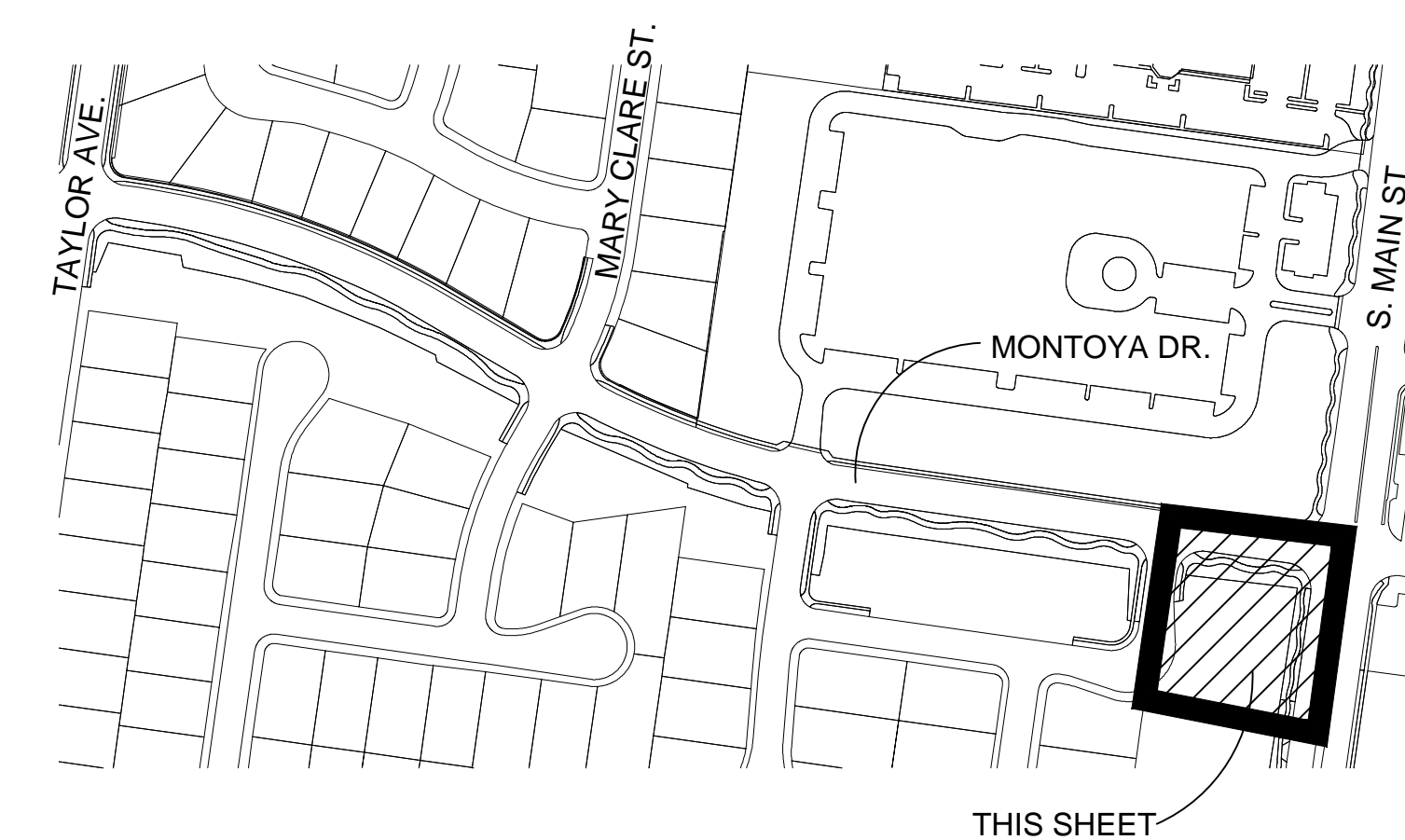
PROTECT IN PLACE HARDSCAPE

CODE	DESCRIPTION
H-01	EXISTING MOWCURB

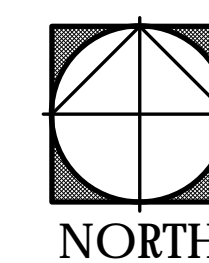
PROTECT IN PLACE UTILITIES

CODE	DESCRIPTION
U-01	EXISTING VAULT
U-02	EXISTING UTILITY
U-03	EXISTING STREET LIGHT
U-04	EXISTING HYDRANT
U-05	EXISTING ELECTRICAL PEDESTAL
U-06	EXISTING POLE/SIGN

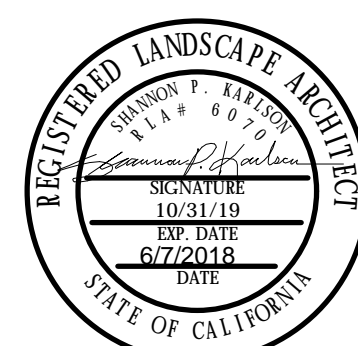
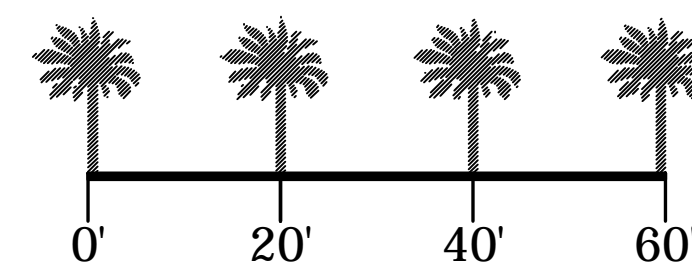
SEE SHEET LDT-1 FOR DEMOLITION NOTES



KEY MAP



NORTH



Drawing No.


LD-3

Sh 6 of 12

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREA 2
TURF REMOVAL & RENOVATION
SHEET TITLE: DEMOLITION PLAN

UNDERGROUND SERVICE ALERT



**CALL : TOLL FREE
811**

TWO WORKING DAYS BEFORE YOU DIG

 **bmla**
LANDSCAPE
ARCHITECTURE

310 NORTH JOY STREET | CORONA, CA 92709
T: 951.737.1124 | F: 951.737.6551
PROJECT NUMBER: XX

Designed by SS	Drawn by SS	Checked by SLS
PLANS PREPARED UNDER SUPERVISION OF		
12/15/2017		SHANNON KARLSON
Date		

Reference Plans for these Improvements	Date	By	REVISIONS	App'd

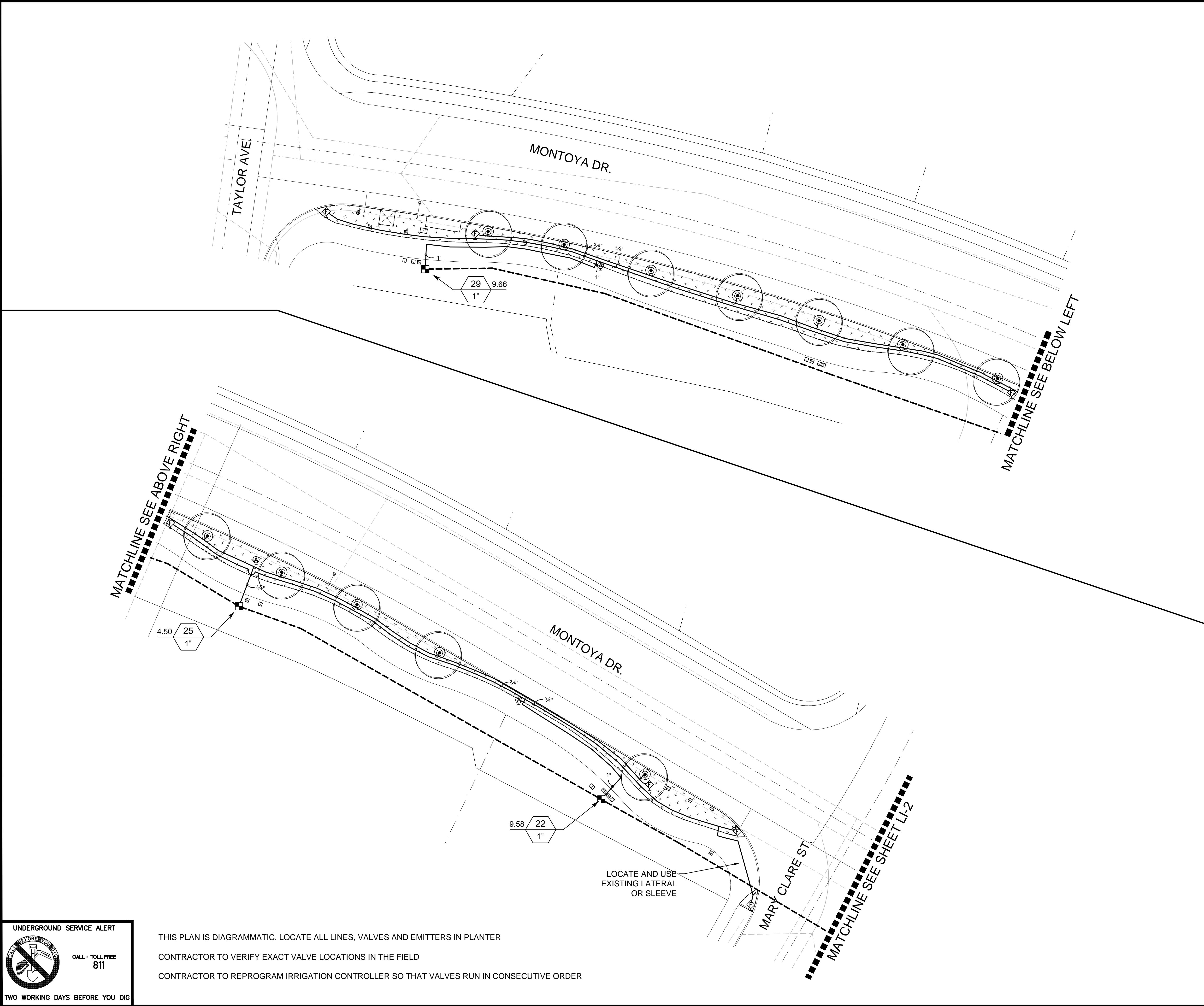
BENCH MARK
Scale

Engineering _____

Parks _____

Nelson D Nelson 9/20/2018
Nelson Nelson Date
PUBLIC WORKS DIRECTOR

CITY OF CORONA LANDSCAPE MAINTENANCE DISTRICT LANDSCAPE PLANS	PROJECT: CFD 2001-1 AREA 2 TURF REMOVAL & RENOVATION	Drawing No. LD-3
	SHEET TITLE: DEMOLITION PLAN	Sh 6 of 12



IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. .3-20GPM.
	FLUSH VALVE INSTALL IN PURPLE VALVE BOX AT BOTH ENDS OF LATERAL SYSTEM. (2) PER VALVE
	NETAFIM 65 ARIA100 1" MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN PURPLE VALVE BOX. MAXIMUM PRESSURE: 150 PSI
	NETAFIM TECHLINE TLHCVXR-RW-11-12 1.16 GPH EMITTERS SPREAD AT 12" O.C. DRIP RING AROUND TREE - REFER TO INSTALLATION DETAIL
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLER IN ROOT WATERING ASSEMBLY. MODEL: RWS-S-B-C-PCT5 REFER TO DETAIL FOR EMITTER LAYOUT
Emitter Notes:	
SHRUBS TO RECEIVE ONE 5GPH EMITTER	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING CONTROLLER
	EXISTING WATER METER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	EXISTING MAINLINE. PROTECT IN PLACE

Valve Callout

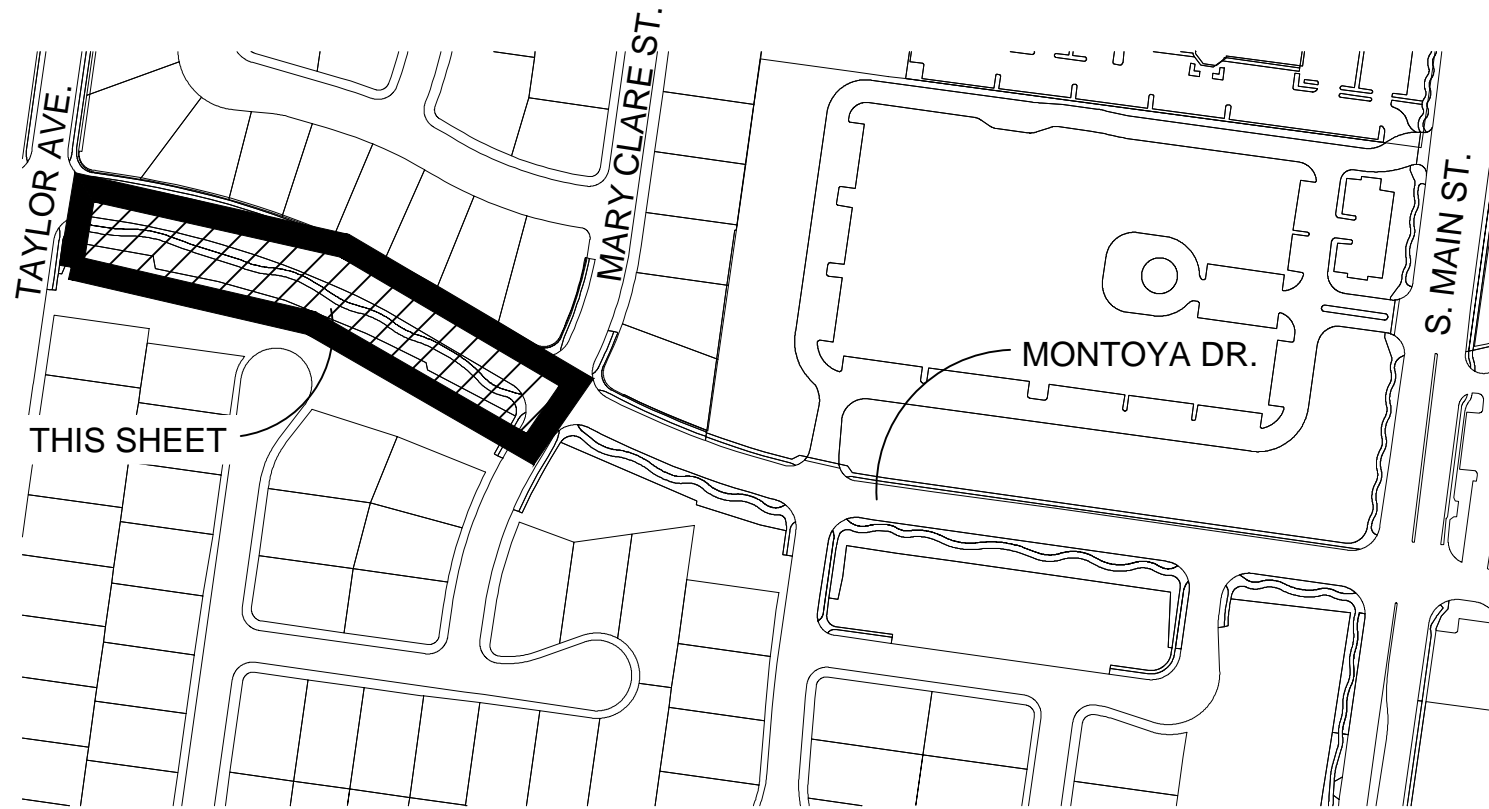
Valve Number

Valve Flow

Valve Size

EXISTING PESB VALVES TO BE REPLACED WITH LOW FLOW DRIP KITS. RETAIN CONNECTION TO MAINLINE

- IRRIGATION NOTES:**
1. MAINLINE VALVES, IRRIGATION METERS, ETC., ARE SHOWN ON THE STREET AND/OR SIDEWALK FOR CLARIFICATION ONLY. INSTALL IN PLANTER AREA THROUGHOUT THE SITE. ALL SLEEVING TO BE LOCATED WITHIN 2' OF BACK OF CURB.
 2. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
 3. NO EXCESS WATER SHALL BE ALLOWED ON STREET OR SIDEWALK
 4. ALL PIPE AND FITTINGS INSTALLED ON THE SURFACE SHALL BE SCHEDULE 40, UV RESISTANT PVC
 5. USE TEFLON TAPE ON ALL THREADED FITTINGS EXCEPT ON MARLEX FITTINGS
 6. INSTALL IN-LINE CHECK VALVE ON ALL LATERALS FOR EVERY 14' OF ELEVATION CHANGE



KEY MAP

NORTH

0' 20' 40' 60'



UNDERGROUND SERVICE ALERT

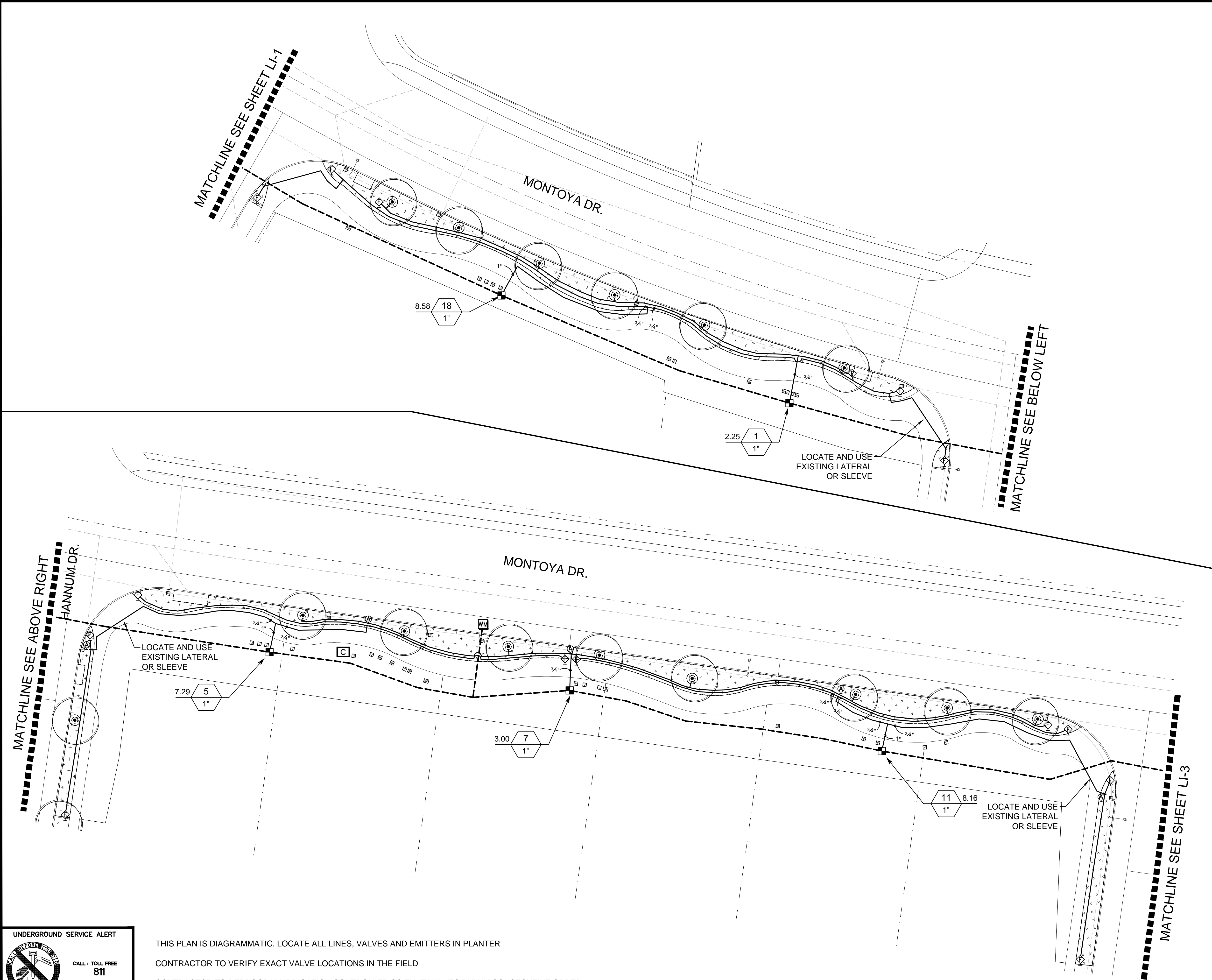
CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

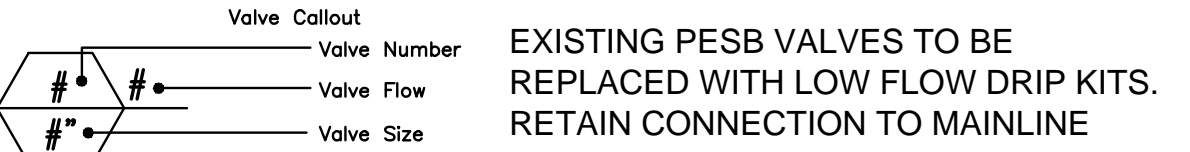
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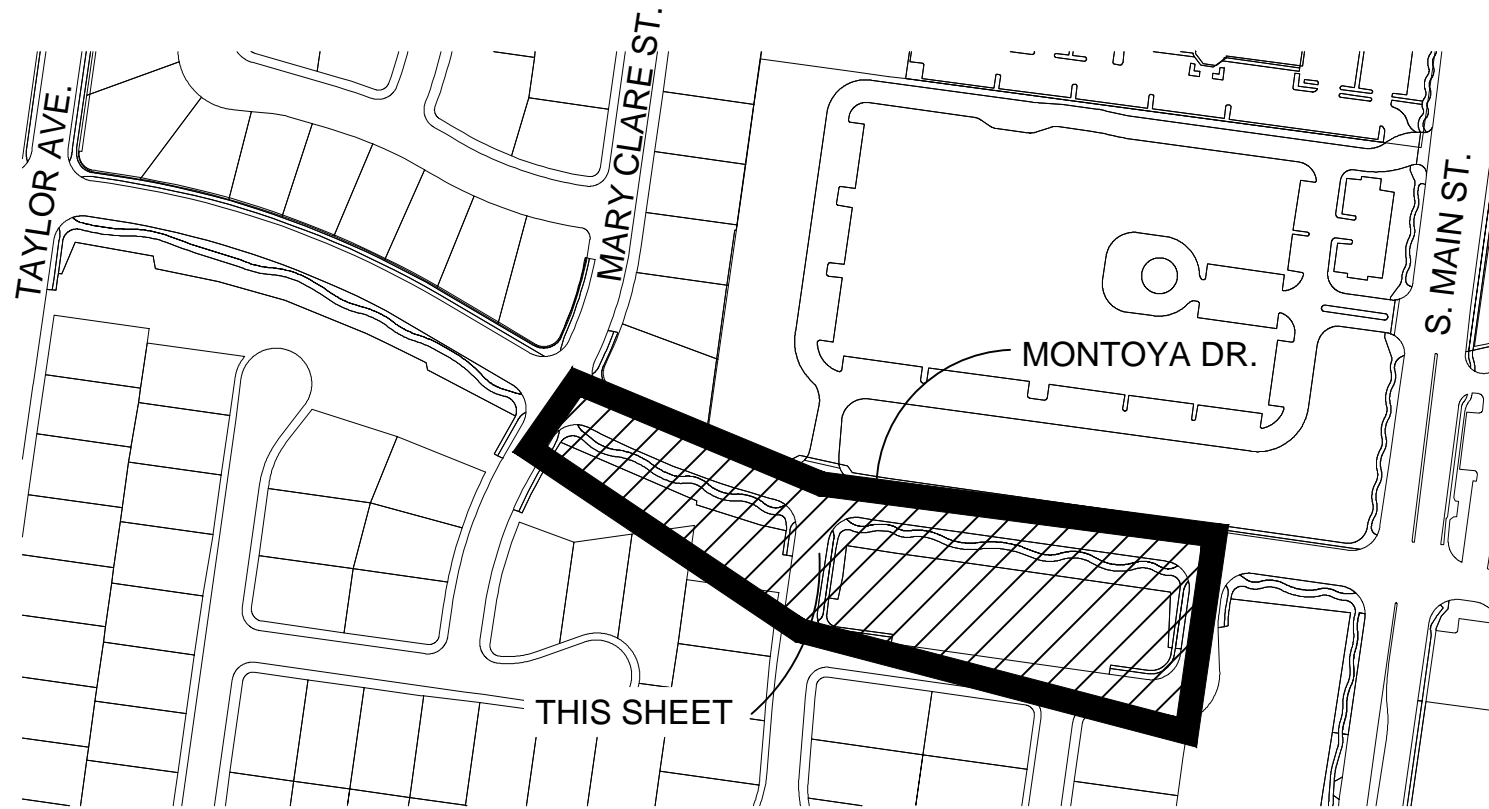
<div><div><div>310 NORTH JOY STREET CORONA, CA 92619</div><div>T: 951.282.1124 F: 951.287.6661</div><div>PROJECT NUMBER: XX</div></div></div>	Designed by SS	Drawn by SS	Checked by SLS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
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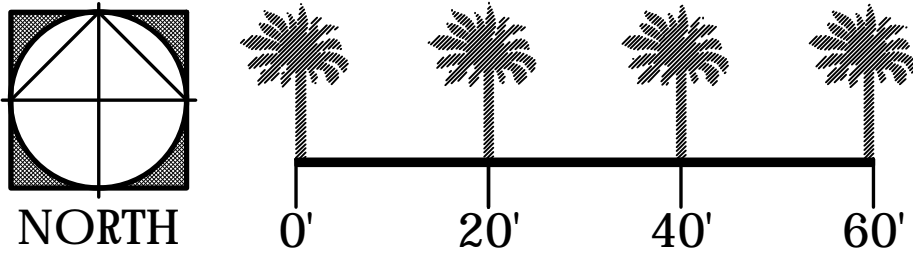
IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. .3-20GPM.
	FLUSH VALVE INSTALL IN PURPLE VALVE BOX AT BOTH ENDS OF LATERAL SYSTEM. (2) PER VALVE
	NETAFIM 65 ARIA100 1" MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN PURPLE VALVE BOX. MAXIMUM PRESSURE: 150 PSI
	NETAFIM TECHLINE TLHCVXR-RW-11-12 1.16 GPH EMITTERS SPREAD AT 12" O.C. DRIP RING AROUND TREE - REFER TO INSTALLATION DETAIL
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLER IN ROOT WATERING ASSEMBLY. MODEL: RWS-S-B-C-PCT5 REFER TO DETAIL FOR EMITTER LAYOUT
Emitter Notes:	
SHRUBS TO RECEIVE ONE 5GPH EMITTER	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING CONTROLLER
	EXISTING WATER METER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	EXISTING MAINLINE. PROTECT IN PLACE



- IRRIGATION NOTES:**
1. MAINLINE VALVES, IRRIGATION METERS, ETC., ARE SHOWN ON THE STREET AND/OR SIDEWALK FOR CLARIFICATION ONLY. INSTALL IN PLANTER AREA THROUGHOUT THE SITE. ALL SLEEVING TO BE LOCATED WITHIN 2' OF BACK OF CURB.
 2. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
 3. NO EXCESS WATER SHALL BE ALLOWED ON STREET OR SIDEWALK
 4. ALL PIPE AND FITTINGS INSTALLED ON THE SURFACE SHALL BE SCHEDULE 40, UV RESISTANT PVC
 5. USE TEFLON TAPE ON ALL THREADED FITTINGS EXCEPT ON MARLEX FITTINGS
 6. INSTALL IN-LINE CHECK VALVE ON ALL LATERALS FOR EVERY 14' OF ELEVATION CHANGE



KEY MAP



UNDERGROUND SERVICE ALERT

CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

THIS PLAN IS DIAGRAMMATIC. LOCATE ALL LINES, VALVES AND EMITTERS IN PLANTER

CONTRACTOR TO VERIFY EXACT VALVE LOCATIONS IN THE FIELD

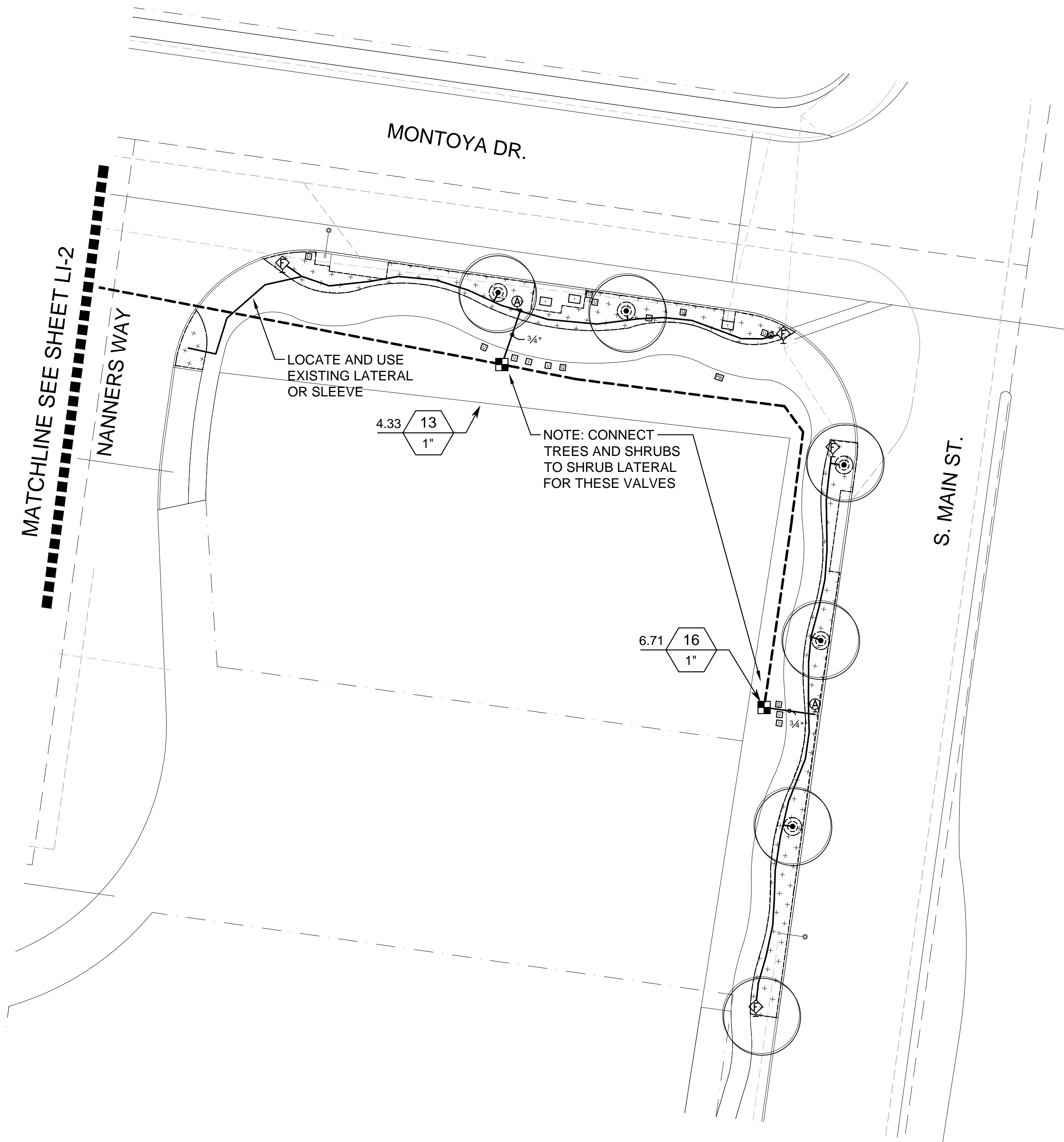
CONTRACTOR TO REPROGRAM IRRIGATION CONTROLLER SO THAT VALVES RUN IN CONSECUTIVE ORDER

<div><div><div>310 NORTH JOY STREET CORONA, CA 92619</div><div>T: 951.282.1124 F: 951.287.6661</div><div>PROJECT NUMBER: XX</div></div></div>	Designed by SS	Drawn by SS	Checked by SLS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</
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CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

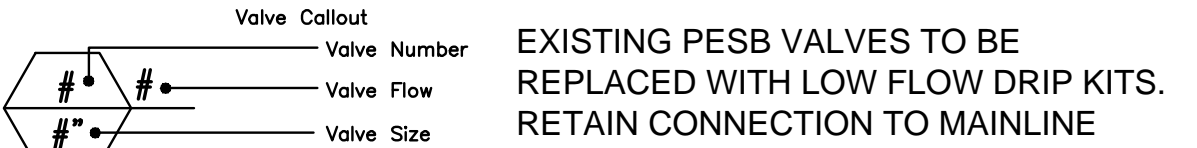
PROJECT: CFD 2001-1 AREA 2
TURF REMOVAL & RENOVATION
SHEET TITLE: IRRIGATION PLAN

Drawing No.
LI-2
Sh 8 of 12

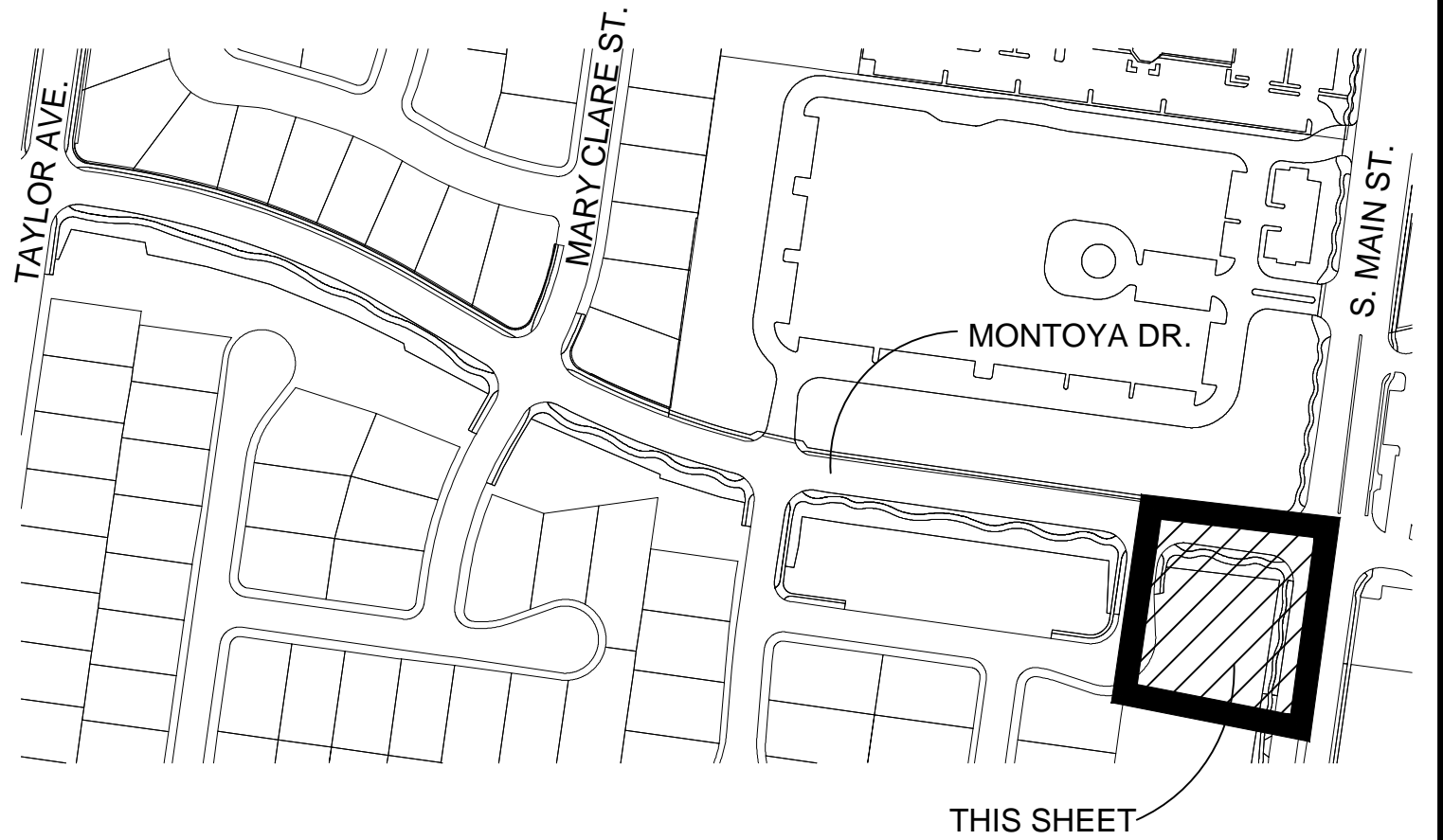


WATER EFFICIENT LANDSCAPE WORKSHEET									
PROJECT: 2017 CORONA TURF RENOVATION CFD 2001-1 AREA 2					DATE: 12/12/2017				
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package									
Reference Evapotranspiration (ETo)				56.37					
Conversion Factor				0.62					
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ³		
Regular Landscape Areas									
Low water use plantings	0.3	Drip	0.81	0.37	12459	4614	161,272		
Medium water use plantings	0.5	Drip	0.81	0.62	544	336	11,736		
High water use turf	0.7	Drip	0.81	0.86		0	0	0	
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40		0	0	0	
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67		0	0	0	
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93		0	0	0	
TOTALS					13,003	4950	173,008		
Special Landscape Areas									
Turf areas				1		0	0	0	
parks				1		0	0	0	
Irrigated w/ recycled water									
Water features				1		0	0	0	
TOTALS						0	0	0	
						ETWU Total	173,008		
						Maximum Allowed Water Allowance (MAWA) ⁴	249,946		
MAWA									
ETAF for residential areas is .55 or .45 for commercial areas									
MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	((1-ETAF)	*	SLA))
	56.37	0.62	0.55		13,003		0.45		0
MAWA =	249,946								
ETAF Calculations									
Regular Landscape Areas				All Landscape Areas					
Total ETAF x Area	4,950				Total ETAF x Area	4,950			
Total Area	13,003				Total Area	13,003			
Average ETAF	0.38				Site-wide ETAF	0.38			
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									

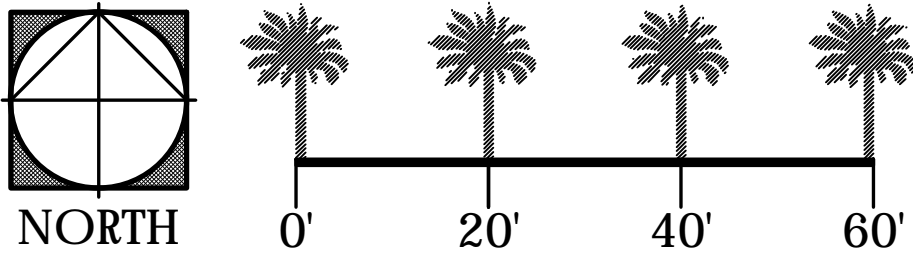
IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XZC-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. .3-20GPM.
	FLUSH VALVE INSTALL IN PURPLE VALVE BOX AT BOTH ENDS OF LATERAL SYSTEM. (2) PER VALVE
	NETAFIM 65 ARIA100 1" MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN PURPLE VALVE BOX. MAXIMUM PRESSURE: 150 PSI
	NETAFIM TECHLINE TLHCVXR-RW-11-12 1.16 GPH EMITTERS SPREAD AT 12" O.C. DRIP RING AROUND TREE - REFER TO INSTALLATION DETAIL
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLER IN ROOT WATERING ASSEMBLY. MODEL: RWS-S-B-C-PCT5 REFER TO DETAIL FOR EMITTER LAYOUT
Emitter Notes:	
SHRUBS TO RECEIVE ONE 5GPH EMITTER	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING CONTROLLER
	EXISTING WATER METER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	EXISTING MAINLINE. PROTECT IN PLACE




- IRRIGATION NOTES:**
1. MAINLINE VALVES, IRRIGATION METERS, ETC., ARE SHOWN ON THE STREET AND/OR SIDEWALK FOR CLARIFICATION ONLY. INSTALL IN PLANTER AREA THROUGHOUT THE SITE. ALL SLEEVING TO BE LOCATED WITHIN 2' OF BACK OF CURB.
 2. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
 3. NO EXCESS WATER SHALL BE ALLOWED ON STREET OR SIDEWALK
 4. ALL PIPE AND FITTINGS INSTALLED ON THE SURFACE SHALL BE SCHEDULE 40, UV RESISTANT PVC
 5. USE TEFLON TAPE ON ALL THREADED FITTINGS EXCEPT ON MARLEX FITTINGS
 6. INSTALL IN-LINE CHECK VALVE ON ALL LATERALS FOR EVERY 14' OF ELEVATION CHANGE



KEY MAP



UNDERGROUND SERVICE ALERT



CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

<div><div>310 NORTH JOY STREET CORONA, CA 92619 T: 951.282.1124 F: 951.287.6661 PROJECT NUMBER: XX</div></div>	Designed by SS	Drawn by SS	Checked by SLS							BENCH MARK	Engineering _____	<i>Nelson, D. Nelson</i> Nelson Nelson PUBLIC WORKS DIRECTOR	9/20/2018 Date _____		<div><div>CITY OF CORONA</div><div>LANDSCAPE MAINTENANCE DISTRICT</div><div>LANDSCAPE PLANS</div></div> <div>PROJECT: CFD 2001-1 AREA 2 TURF REMOVAL & RENOVATION</div> <div>SHEET TITLE: IRRIGATION PLAN</div>	Drawing No. <div>LI-3</div> <div>Sh 9 of 12</div>
	PLANS PREPARED UNDER SUPERVISION OF															
	12/15/2017 Date			SHANNON KARLSON			Reference Plans for these Improvements									
											Scale					

CITY OF CORONA

LANDSCAPE MAINTENANCE DISTRICT

LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREA 2

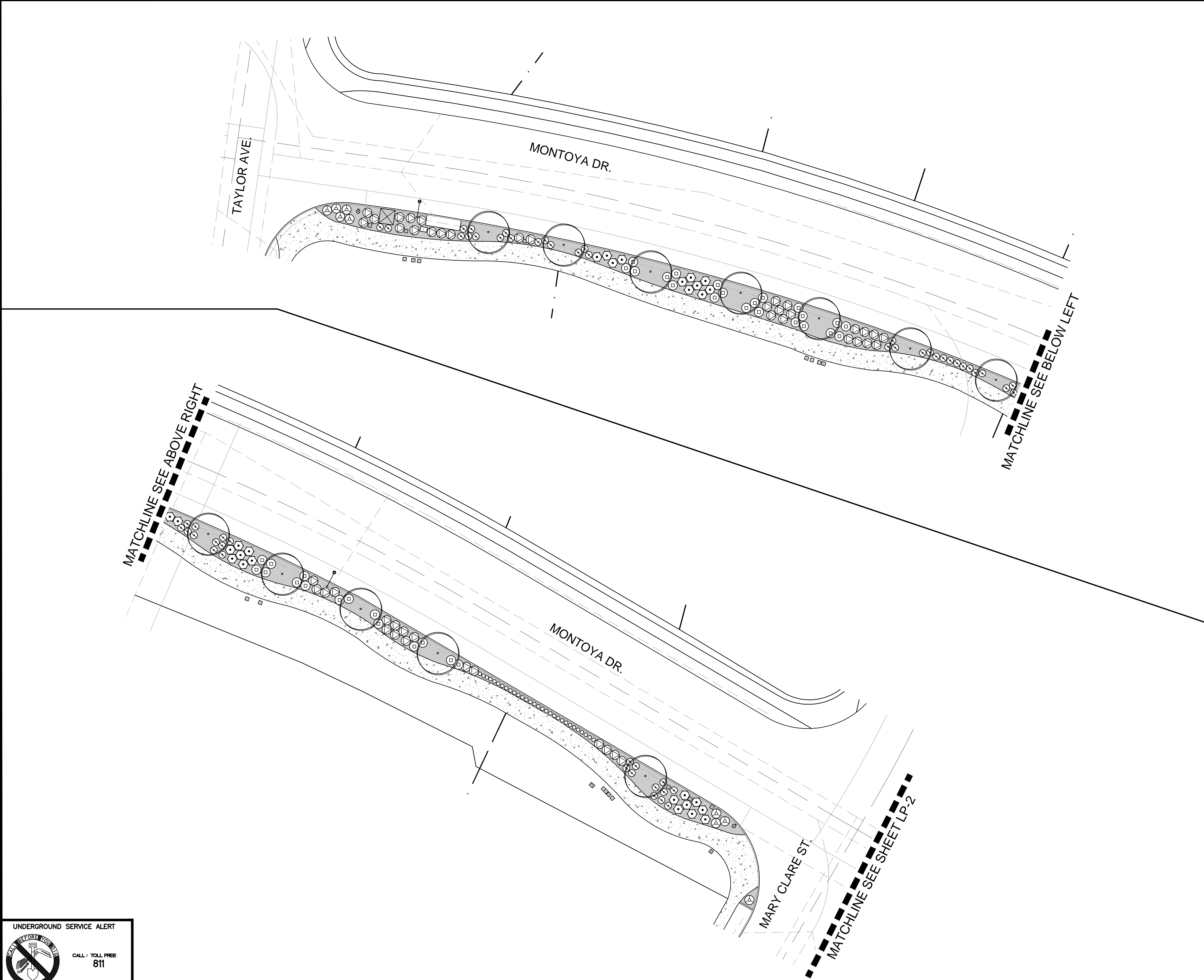
TURF REMOVAL & RENOVATION

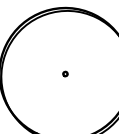










SHEET TITLE: IRRIGATION PLAN

Drawing No.

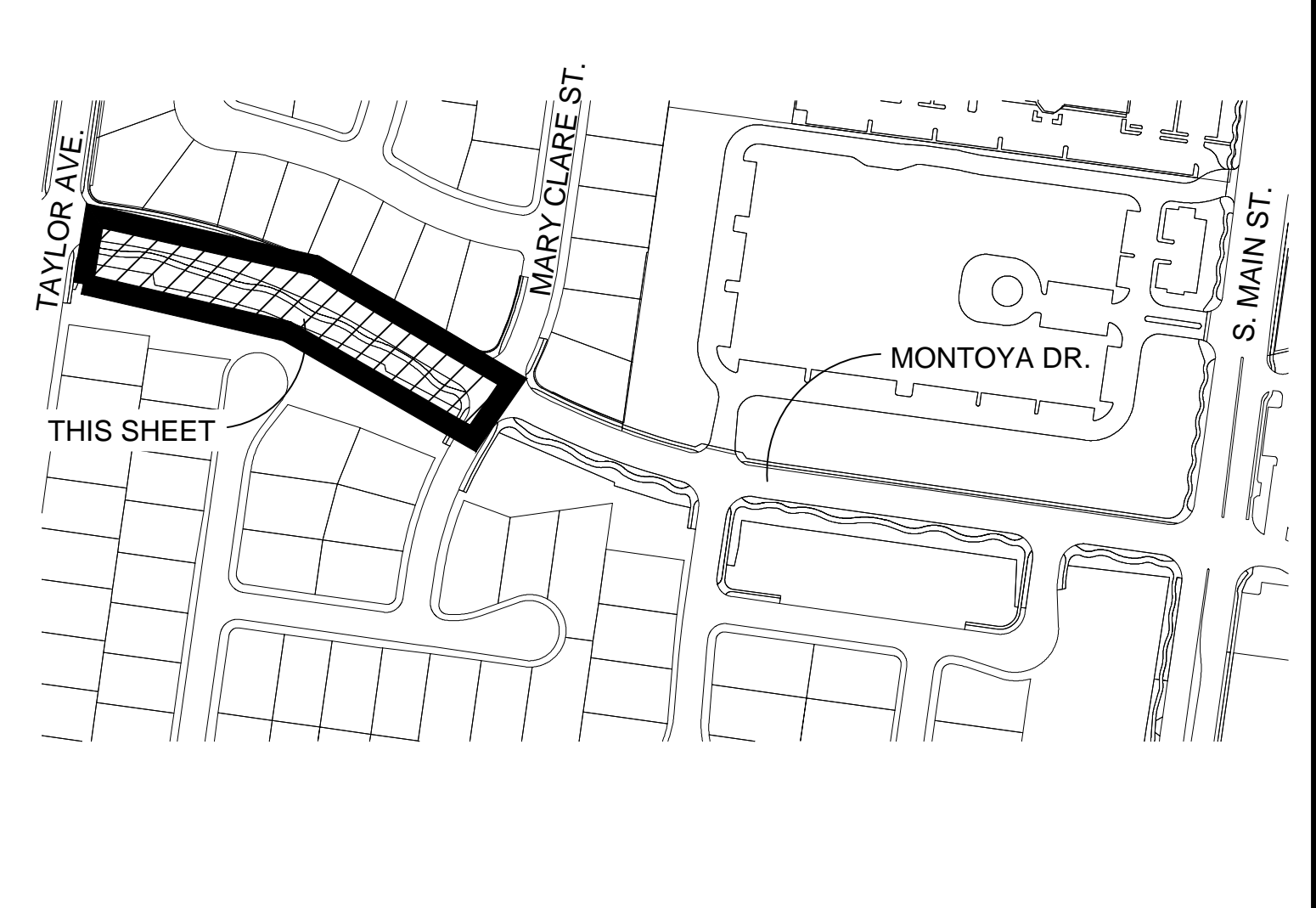
LI-3

Sh 9 of 12

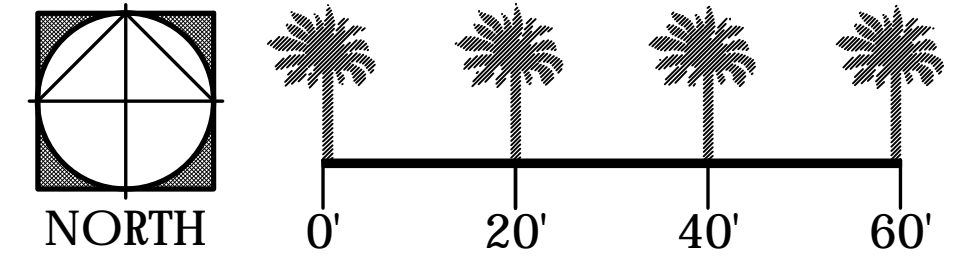


TREES				
	EXISTING TREE			
SHRUB SCHEDULE				
SHRUBS	BOTANICAL NAME	SIZE	WUCOLS	QTY
	BOUGAINVILLEA X 'ROSENKA' BOUGAINVILLEA	5 GAL	L	16
	CONVOLVULUS MAURITANICUS MORNING GLORY	1 GAL	L	52
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L	13
	LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	5 GAL	L	13
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY	5 GAL	L	82
	ROSA X 'NOASCHNEE' FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL	M	79
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	40
	SALVIA LEUCANTHA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL	L	73
	SALVIA MYCROPHYLLA 'HOT LIPS' HOT LIPS SAGE	5 GAL	L	138
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' SENECIO	1 GAL	L	41
	3" MEDIUM GRIND BARK MULCH			12,459 SF


SEE SHEET LP-3 FOR PLANTING NOTES



KEY MAP



NORTH 0' 20' 40' 60'



UNDERGROUND SERVICE ALERT



CALL 1 TOLL FREE 811

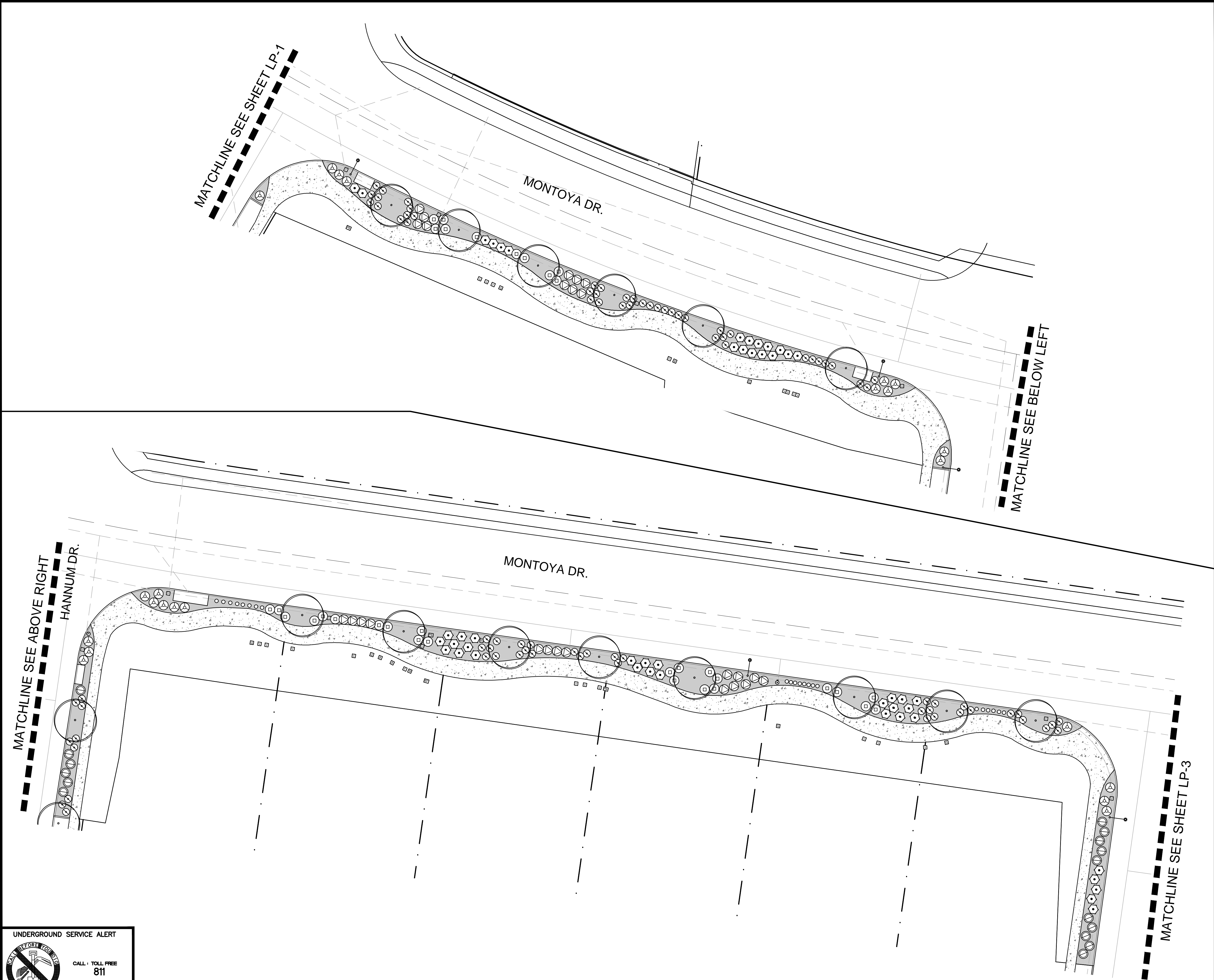
TWO WORKING DAYS BEFORE YOU DIG

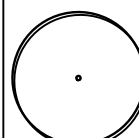










	Designed by SS	Drawn by SS	Checked by SLS					BENCH MARK	Engineering _____	<i>Nelson, D. Nelson</i> 9/20/2018 Nelson Nelson Date PUBLIC WORKS DIRECTOR	
	PLANS PREPARED	UNDER SUPERVISION	OF					Scale	Parks _____		
	12/15/2017	SHANNON KARLSON									
	Date			Reference Plans for these Improvements	Date	By	REVISIONS	App'd			

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

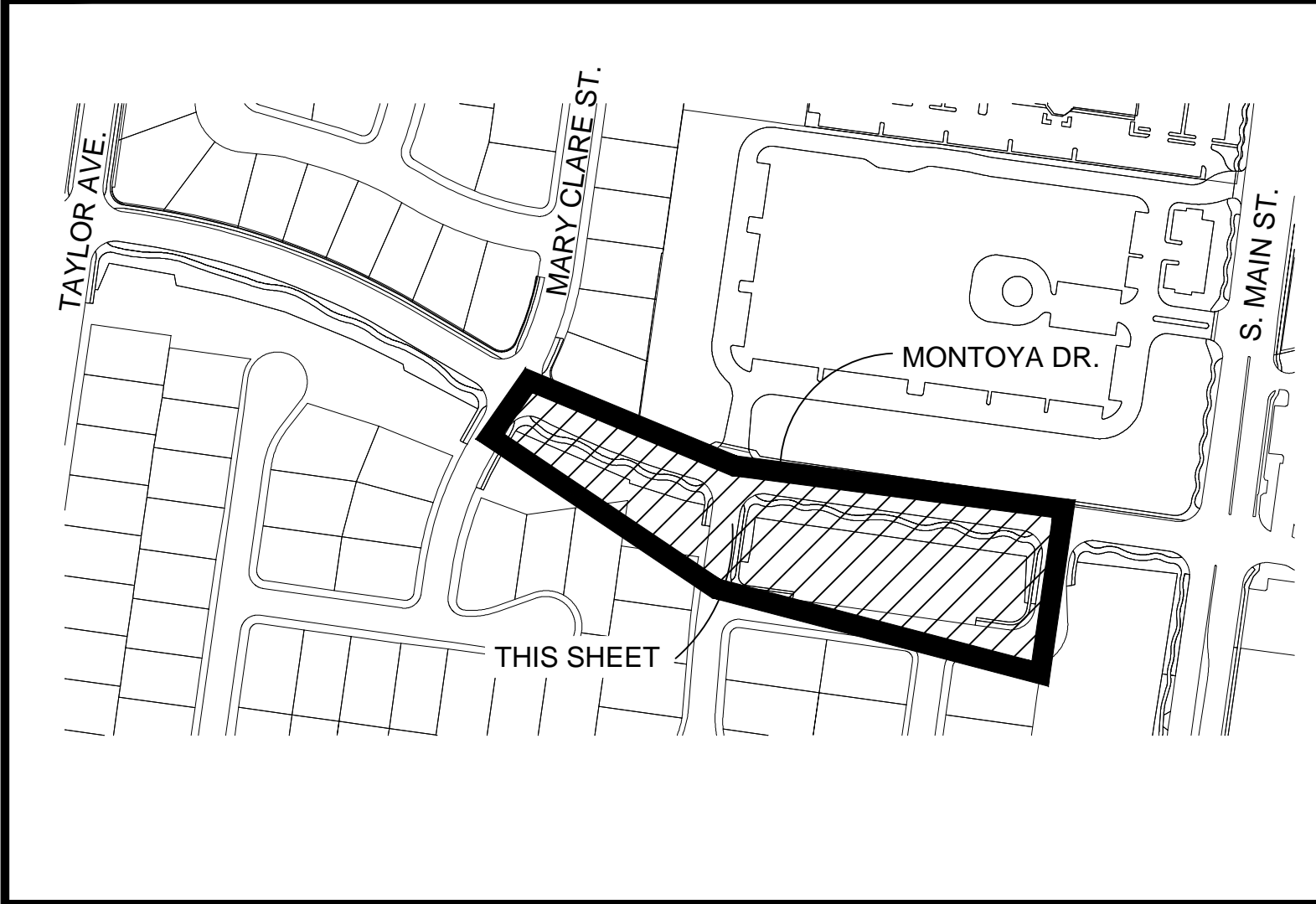
PROJECT: CFD 2001-1 AREA 2
TURF REMOVAL & RENOVATION
SHEET TITLE: PLANTING PLAN

Drawing No.
LP-1
Sh 10 of 12

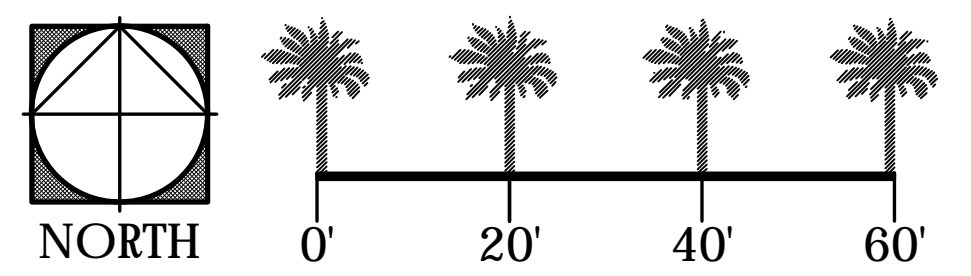


TREES				
	EXISTING TREE			
SHRUB SCHEDULE				
SHRUBS	BOTANICAL NAME	SIZE	WUCOLS	QTY
	BOUGAINVILLEA X 'ROSENKA' BOUGAINVILLEA	5 GAL	L	16
	CONVOLVULUS MAURITANICUS MORNING GLORY	1 GAL	L	52
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L	13
	LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	5 GAL	L	13
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY	5 GAL	L	82
	ROSA X 'NOASCHNEE' FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL	M	79
	ROSMARINUS OFFICINALIS 'HUNTINGTON' CARPET HUNTINGTON CARPET ROSEMARY	1 GAL	L	40
	SALVIA LEUCANTHA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL	L	73
	SALVIA MYCROPHYLLA 'HOT LIPS' HOT LIPS SAGE	5 GAL	L	138
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' SENECIO	1 GAL	L	41
	3" MEDIUM GRIND BARK MULCH			12,459 SF


SEE SHEET LP-3 FOR PLANTING NOTES



KEY MAP



NORTH 0' 20' 40' 60'



UNDERGROUND SERVICE ALERT



CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG



310 NORTH JOY STREET | CORONA, CA 92619
T: 951.282.1124 | F: 951.287.6561
PROJECT NUMBER: XX

Designed by SS	Drawn by SS	Checked by SLS
PLANS PREPARED	UNDER SUPERVISION	OF
12/15/2017	SHANNON KARLSON	
Date		

Reference Plans for these Improvements	Date	By	REVISIONS	App'd

BENCH MARK

Scale

Engineering _____

Parks _____

Nelson D. Nelson 9/20/2018
Nelson Nelson Date
PUBLIC WORKS DIRECTOR

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREA 2
TURF REMOVAL & RENOVATION
SHEET TITLE: PLANTING PLAN

Drawing No.
LP-2
Sh 11 of 12

REFERENCE NOTES SCHEDULE

	AMENITIES		
SYMBOL	DESCRIPTION	MODEL #	MANUFACTURER
A-01	18"-36" BOULDER	DESERT SAND	SOUTHWEST BOULDER & STONE

TREES

EXISTING TREE

SHRUB SCHEDULE

SHRUBS	BOTANICAL NAME	SIZE	WUCOLS	QTY
☉	BOUGAINVILLEA X 'ROSENKA' BOUGAINVILLEA	5 GAL	L	16
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⌚	SALVIA MYCROPHYLLA 'HOT LIPS' HOT LIPS SAGE	5 GAL	L	138
⦿	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' SENECIO	1 GAL	L	41
	3" MEDIUM GRIND BARK MULCH			12,459 SF

KEY MAP

NORTH

0'

20'

40'

60'

REGISTERED LANDSCAPE ARCHITECT

SHANNON KARLSON

SIGNATURE

10/31/19

EXP. DATE

6/7/2018

DATE

STATE OF CALIFORNIA

CITY OF CORONA

LANDSCAPE MAINTENANCE DISTRICT

LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREA 2

TURF REMOVAL & RENOVATION

SHEET TITLE: PLANTING PLAN

Drawing No.

LP-3

Sh 12 of 12

1

4

2

1/3

2/3

3

1 BURY 1/3 OF TOTAL DEPTH BELOW FINISH GRADE AS SHOWN

2 FINISH GRADE LINE

3 SUBGRADE SOIL

4 BOULDER - REFER TO HARDSCAPE PLAN FOR LOCATION AND TYPE

NOTES:

a. BOULDERS WITH EXCESS SCARRING WILL BE REJECTED.

b. LOCATE BOULDERS BEST SIDE UP.

c. BOULDER TO BE FREE OF PAINT, CONCRETE, ETC.

1 LANDSCAPE BOULDER

1" = 1'-0"

NOTES:

- PLANT QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN TAKE PRECEDENCE OVER QUANTITIES LISTED
- ALL NON-TURF AREAS TO RECEIVE A 3" LAYER OF MEDIUM GRIND BARK MULCH UNDER SHRUBS AND 1-1/2" LAYER BARK MULCH AT GROUND COVER AREAS
- INSTALL ROOT BARRIER AROUND ANY TREES WITHIN 6' OF ANY HARDSCAPE AREA, WALL OR BUILDING
- CONTRACTOR TO PROVIDE SOILS REPORT AND FOLLOW SOILS REPORT RECOMMENDATIONS
- CONTRACTOR TO PROVIDE RECEIPT FOR SOIL AMENDMENTS AND FERTILIZERS
- CITY INSPECTOR TO APPROVE PLANT PITS AND SOIL AMENDMENT IMPROVEMENTS PRIOR TO PLANTING
- CONTRACTOR TO PROVIDE RECEIPT AND NURSERY TAGS OR IDENTIFICATION LABELS ON ALL PLANT CONTAINERS FOR IDENTIFICATION AND APPROVAL PRIOR TO PLANTING
- PLANT PITS ADJACENT TO EXISTING TREES SHALL BE DUG BY HAND AND CARE TAKEN NOT TO DAMAGE EXISTING ROOTS OF TREES
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLANTING FOR CONFORMANCE TO THE AMERICAN STANDARDS FOR NURSERY STOCK. UNDERSIZED, ROOT BOUND, DAMAGED, UNHEALTHY, OR OTHERWISE UNACCEPTABLE PLANT MATERIAL WILL BE REJECTED
- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, TYPICAL

UNDERGROUND SERVICE ALERT

CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

<div><div>bmla</div><div>310 NORTH JOY STREET CORONA, CA 92619</div><div>T: 951.292.1124 F: 951.297.6561</div><div>PROJECT NUMBER: XX</div></div>	Designed by SS	Drawn by SS	Checked by SLS					BENCH MARK	Engineering _____	Nelson, D. Nelson Nelson Nelson PUBLIC WORKS DIRECTOR	9/20/2018 Date	
	PLANS	PREPARED	UNDER SUPERVISION	OF					Parks _____			
	Date	12/15/2017	SHANNON KARLSON									
					Reference Plans for these Improvements	Date	By	REVISIONS	App'd			

CITY OF CORONA

LANDSCAPE MAINTENANCE DISTRICT

LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREA 2

TURF REMOVAL & RENOVATION

SHEET TITLE: PLANTING PLAN

Drawing No.

LP-3

Sh 12 of 12